

12-5-17

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ORDINANCE NO. \_\_\_\_\_

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Blocks 7014 and A/7409; fronting approximately 1,089 feet on the west line of Preston Road south of Alpha Road; and containing approximately 10.322 acres,

from Subdistrict 1 within Planned Development District No. 887 (Valley View-Galleria Area Special Purpose District) to Subdistrict 1C within Planned Development District No. 887; and

BEING a tract of land in City Blocks 7409 and A/7409; fronting approximately 891 feet on the south line of Alpha Road east of Preston Road; fronting approximately 656 feet on the east line of Montfort Drive south of Alpha Road; and containing approximately 43.704 acres,

from Subdistricts 1 and 1A within Planned Development District No. 887 to Subdistrict 1B within Planned Development District No. 887; amending Article 887, "PD 887," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the creation of subdistricts and subdistrict regulations in Sections 51P-887.104 and 51P-887.109 of Article 887; providing a new district and subdistrict map; amending Ordinance No. 29032, passed by the Dallas City Council on June 12, 2013 as amended by Ordinance No. 29788, passed by Dallas City Council on June 17, 2015 and Ordinance No. 30087, passed by the Dallas City Council on May 11, 2016, by providing a revised property description; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required

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notices and have held the required public hearings regarding the rezoning of the property described in this ordinance and this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to change the zoning classification and amend Article 887 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Subdistrict 1 within Planned Development District No. 887 to Subdistrict 1C within Planned Development District No. 887 on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That the zoning classification is changed from Subdistricts 1 and 1A within Planned Development District No. 887 to Subdistrict 1B within Planned Development District No. 887 on the property described in Exhibit B, which is attached to and made a part of this ordinance.

SECTION 3. That Subsection (a) of Section 51P-887.104, "Creation of Subdistricts," of Article 887, "PD 887," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Paragraph (2.2), "Subdistrict 1C," to read as follows:

"(2.2) Subdistrict 1C. Subdistrict 1C is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail."

SECTION 4. That Subsection (a), "Subdistrict 1," of Section 51P-887.109, "Subdistrict Regulations," of Article 887, "PD 887," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) Subdistricts 1 and 1C.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

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(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(C) In Subdistrict 1C, maximum story height is 32 feet.

(3) Urban form setback. Except as provided in this paragraph, a[A]n additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road. In Subdistrict 1C, an additional 20-foot setback is required for any portion of a structure above 95 feet fronting on all streets except Preston Road.

SECTION 5. That Paragraph (2), "Stories," of Subsection (c), "Subdistrict 1B," of Section 51P-887.109, "Subdistrict Regulations," of Article 887, "PD 887," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is two [~~three~~]. Maximum story height is 40 feet. [~~Minimum number of stories above grade for general commercial development types is two.~~]

(B) Structures constructed in an esplanade within Street Section Type B1 of the Streets Plan may not exceed one story. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(C[~~B~~]) Except as provided in this paragraph, m[M]aximum number of stories above grade is 20. Maximum structure height within 300 feet of Alpha Road is 180 feet.

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SECTION 6. That Paragraph (3), “Urban Form Setback,” of Subsection (c), “Subdistrict 1B,” of Section 51P-887.109, “Subdistrict Regulations,” of Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(3) Urban form setback. Except for structures located adjacent to or directly across a street from the Midtown Commons identified on the Open Space Plan or an esplanade that complies with Paragraph (4) of this subsection, a[A]n additional 20-foot setback from the minimum setback is required for any portion of a structure above 95 feet in height [~~five stories~~] fronting on all streets [~~except Peterson Lane~~].”

SECTION 7. That the Exhibit A (property description) attached to Ordinance No. 29032, as amended, is replaced by the Exhibit C attached to this ordinance.

SECTION 8. That the district and subdistrict map, Exhibit 887A of Article 887, “PD 887,” of Chapter 51P of the Dallas City Code is replaced by the Exhibit 887A attached to this ordinance.

SECTION 9. That development of this district must comply with Exhibit 887A (district and subdistrict map) attached to this ordinance.

SECTION 10. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Sections 1 and 2 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 11. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 12. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

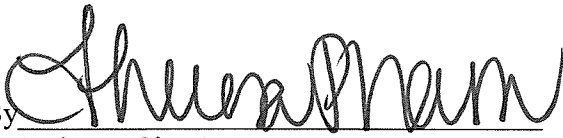
SECTION 13. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 14. 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

Passed DEC 13 2017

**EXHIBIT A**

Rezoning portion of Subdistrict 1 to a new Subdistrict 1C

BEGINNING, at point in the centerline of Preston Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,025,128.52, East 2,488,967.80;

THENCE, South 88 degrees, 45 minutes, 47 seconds West, a distance of 416.23 feet;

THENCE, North 00 degrees, 32 minutes, 46 seconds West, a distance of 1093.90 feet;

THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 403.09 feet;

THENCE, in a southerly direction, along said curve to the right, having a central angle of 02 degrees, 32 minutes, 31 seconds, a radius of 5,729.58 feet, an arc distance of 254.20 feet, a chord bearing of South 02 degrees, 12 minutes, 38 seconds East, a chord distance of 254.18 feet;

THENCE, South 00 degrees, 56 minutes, 23 seconds East, a distance of 834.41 feet to the POINT OF BEGINNING;

CONTAINING: 449,606 square feet or 10.322 acres of land, more or less.

**EXHIBIT B**

(Rezoning of a portion of Subdistrict 1 and 1A to the Subdistrict 1B expansion)

COMMENCING, at the intersection of the centerline of Montfort Place and the centerline of Alpha Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,475.34, East 2,486,571.26;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 351.08 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,477.83, East 2,486,922.33;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 899.35 feet;

THENCE, South 00 degrees, 29 minutes, 12 seconds East, a distance of 339.93 feet;

THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 676.46 feet;

THENCE, North 00 degrees, 29 minutes, 12 seconds West, a distance of 63.00 feet;

THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 443.88 feet; said point being the beginning of a non-tangent curve to the right;

THENCE, in a southerly direction, along said curve to the right, having a central angle of 02 degrees, 32 minutes, 31 seconds, a radius of 5,729.58 feet, an arc distance of 254.20 feet, a chord bearing of South 02 degrees, 12 minutes, 38 seconds East, a chord distance of 254.18 feet;

THENCE, South 00 degrees, 56 minutes, 23 seconds East, a distance of 834.41 feet

THENCE, South 88 degrees, 45 minutes, 47 seconds West, a distance of 416.23 feet;

THENCE, South 01 degrees, 14 minutes, 13 seconds East, a distance of 26.33 feet;

THENCE, South 88 degrees, 45 minutes, 47 seconds West, a distance of 519.36 feet;

THENCE, South 43 degrees, 45 minutes, 56 seconds West, a distance of 71.70 feet;

THENCE, North 47 degrees, 42 minutes, 32 seconds West, a distance of 102.72 feet;

THENCE, North 84 degrees, 19 minutes, 28 seconds West, a distance of 20.88 feet;

THENCE, South 43 degrees, 16 minutes, 26 seconds West, a distance of 302.80 feet;

THENCE, South 03 degrees, 27 minutes, 20 seconds East, a distance of 33.69 feet;

THENCE, South 46 degrees, 33 minutes, 54 seconds East, a distance of 102.84 feet;

THENCE, South 43 degrees, 26 minutes, 06 seconds West, a distance of 11.12 feet;

THENCE, South 46 degrees, 33 minutes, 54 seconds East, a distance of 94.52 feet;

THENCE, South 01 degrees, 33 minutes, 54 seconds East, a distance of 205.30 feet;

THENCE, South 89 degrees, 06 minutes, 59 seconds West, a distance of 381.93 feet;

THENCE, North 03 degrees, 00 minutes, 25 seconds West, a distance of 295.59 feet;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, a distance of 581.38 feet;

THENCE, North 42 degrees, 33 minutes, 28 seconds East, a distance of 221.69 feet;

THENCE, North 46 degrees, 01 minutes, 28 seconds West, a distance of 258.02 feet;

THENCE, North 41 degrees, 41 minutes, 13 seconds East, a distance of 56.40 feet;

THENCE, North 46 degrees, 01 minutes, 29 seconds West, a distance of 72.00 feet;  
said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 15 minutes, 19 seconds, a radius of 518.50 feet, an arc distance of 38.51 feet, a chord bearing of South 26 degrees, 48 minutes, 51 seconds West, a chord distance of 38.50 feet;

THENCE, North 66 degrees, 37 minutes, 37 seconds West, a distance of 88.00 feet;  
said point being the beginning of a tangent curve to the left;

THENCE, in a westerly direction, along said curve to the left, having a central angle of 23 degrees, 12 minutes, 38 seconds, a radius of 300.00 feet, an arc distance of 121.53 feet, a chord bearing of North 78 degrees, 13 minutes, 55 seconds West, a chord distance of 120.70 feet;

THENCE, North 89 degrees, 50 minutes, 14 seconds West, a distance of 148.77 feet;

THENCE, North 00 degrees, 47 minutes, 21 seconds West, a distance of 415.92 feet;

THENCE, North 01 degrees, 29 minutes, 22 seconds West, a distance of 231.59 feet;

THENCE, North 89 degrees, 12 minutes, 17 seconds East, a distance of 347.81 feet;

THENCE, North 00 degrees, 27 minutes, 00 seconds West, a distance of 178.13 feet to the  
POINT OF BEGINNING;



**“SAVE AND EXCEPT” Tract**  
(current area of Subdistrict 1B)

DESCRIPTION, of a 12.291 acre tract of land situated in the H. Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879, as affected by Certificate of Error recorded in Volume 73134, Page 2254; said tract also being part of that tract of land described as “Tract 1” in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201200118931; said 12.291 acre tract being more particularly described as follows (bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.):

COMMENCING, at a point in the west right-of-way line of Preston Road (a variable width right-of-way); said point being the easternmost southeast corner of said Lot 3 and the northeast corner of Lot 2, Block A/7409 of said Valley View Center; from said point a 1/2-inch iron rod found bears North 67 degrees, 30 minutes West, a distance of 0.7 feet;

THENCE, in a westerly direction, departing the said west line of Preston Road and along the common line between said Lots 2 and 3, the following three (3) calls:

South 88 degrees, 26 minutes, 06 seconds West, a distance of 368.25 feet to a PK-nail found for corner;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 26.33 feet to a PK-nail found for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 175.10 feet to the POINT OF BEGINNING; (N: 7,025,089.42, E: 2,488,377.17, Grid)

THENCE, in a westerly direction, continuing along the said common line between Lots 2 and 3, the following six (6) calls:

South 88 degrees, 26 minutes, 06 seconds West, a distance of 344.30 feet to a 1/2-inch iron rod found;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 72.31 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 85 degrees, 46 minutes East, a distance of 0.3 feet;

North 46 degrees, 33 minutes, 54 seconds West, a distance of 104.47 feet to a point for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 22.14 feet to a point for corner;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 299.93 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 15 degrees, 28 minutes East, a distance of 0.3 feet;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 6.12 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said common line between Lots 2 and 3, and along said curve to the right, having a central angle of 40 degrees, 32 minutes, 47 seconds, a radius of 172.00 feet, a chord bearing and distance of South 69 degrees, 10 minutes, 07 seconds West, 119.19 feet, an arc distance of 121.72 feet to a point at the end of said curve;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 168.86 feet to a point at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, having a central angle of 06 degrees, 54 minutes, 24 seconds, a radius of 172.00 feet, a chord bearing and distance of North 87 degrees, 06 minutes, 17 seconds West, 20.72 feet, an arc distance of 20.73 feet to a point for corner in the east line of a tract of land described in Special Warranty Deed to EFK LBJ Partners, LP recorded in Instrument No. 201300199065 of said Official Public Records;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, along the said east line of the EFK LBJ Partners tract, a distance of 12.94 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, departing the said east line of the EFK LBJ Partners tract and along said curve to the right, having a central angle of 23 degrees, 24 minutes, 54 seconds, a radius of 150.00 feet, a chord bearing and distance of North 12 degrees, 15 minutes, 57 seconds West, 60.87 feet, an arc length 61.30 feet to a point at the end of said curve;

THENCE, North 00 degrees, 33 minutes, 30 seconds West, a distance of 613.32 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 683.00 feet to a point for corner;

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 31.50 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 340.00 feet to a point for corner;

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 402.56 feet to the POINT OF BEGINNING;

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**“SAVE AND EXCEPT” Tract***(future 10.322 acs area of Subdistrict 1C)*

BEGINNING, at point in the centerline of Preston Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,025,128.52, East 2,488,967.80;

THENCE, South 88 degrees, 45 minutes, 47 seconds West, a distance of 416.23 feet;

THENCE, North 00 degrees, 32 minutes, 46 seconds West, a distance of 1093.90 feet;

THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 403.09 feet;

THENCE, in a southerly direction, along said curve to the right, having a central angle of 02 degrees, 32 minutes, 31 seconds, a radius of 5,729.58 feet, an arc distance of 254.20 feet, a chord bearing of South 02 degrees, 12 minutes, 38 seconds East, a chord distance of 254.18 feet;

THENCE, South 00 degrees, 56 minutes, 23 seconds East, a distance of 834.41 feet to the POINT OF BEGINNING;

An area CONTAINING: 1,903,748 square feet or 43.704 acres of land, more or less, for the rezoning of a portion of Subdistrict 1 and 1A to the expansion of Subdistrict 1B.

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**EXHIBIT C**  
**PD 887 - Valley View / Galleria**

**OVERALL-PERIMETER**

BEGINNING at a point at the intersection of the centerlines of the Dallas North Tollway and Interstate 635, LBJ Freeway;

THENCE proceeding in a northerly direction along the centerline of the Dallas North Tollway to its point of intersection with the Dallas City Limit line;

THENCE proceeding in a easterly and then in a northwestwardly direction along the Dallas City Limit line to the intersection with the centerline of McEwen Road;

THENCE proceeding in an eastwardly direction along the centerline of McEwen Road to the intersection with the centerline of the Dallas North Tollway;

THENCE proceeding in a northwardly direction along the centerline of the Dallas North Tollway to its intersection with the centerline of Alpha Road;

THENCE proceeding in an easterly direction along the centerline of Alpha Road to its intersection with the centerline of Barton Drive;

THENCE proceeding in a northwardly direction along the centerline of Barton Drive to its intersection with the centerline of Southern Boulevard;

THENCE proceeding in an eastwardly direction along the centerline of Southern Boulevard to its terminus at the centerline of Montfort Drive;

THENCE proceeding in a northerly direction along the centerline of Montfort Drive to its intersection with the projected north line of Lot 2, Block E/7012;

THENCE proceeding in a northeastwardly direction across Montfort Drive and along the northern property line of said property to the northeasternmost corner of the said property Lot 2, Block E/7012 of MONTFORT PLACE in VOL 96024/2510 DD013196 in Dallas County;

THENCE in a southwardly direction along the eastern property line of BLK E/7012 LOT 2 of MONTFORT PLACE in VOL 96024/2510 DD013196 in Dallas County to the northwestern corner of the property described as WOODCHASE APARTMENTS in BLK B/7012 in Dallas County;

THENCE proceeding in an eastwardly direction along the northern boundary of said property to its easternmost point;

THENCE proceeding in a southwardly direction along the easternmost boundary of said property to the northwest corner of the property described as PRESTON VIEW ESTATES BLK 7413 TR 10 in Dallas County;

THENCE proceeding in an eastwardly direction along the northern boundary of said property, passing the northeasternmost point of the property where it meets the northwestern corner of Lot 9, Block 7414, continuing on in an eastwardly direction along the northern boundary of said Block 7414, passing the northeasternmost point of the property where it meets the northwestern corner of the property described as Lot 2, Block 7414 of PRESTON & PRESTON VIEW in Dallas County and continuing on in an eastwardly direction along the northern boundary of said property to its intersection with the centerline of Preston Road;

THENCE in a southerly direction along the centerline of Preston Road to the centerline of Interstate 635, LBJ Freeway;

THENCE in a westerly direction along the centerline of Interstate 635, LBJ Freeway to the POINT OF BEGINNING; less the "Save and Except" tract described below.

**"SAVE AND EXCEPT" Tract**

POINT OF BEGINNING; having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,025,647.49, East 2,486,587.70;

THENCE, South 89 degrees, 50 minutes, 14 seconds East, a distance of 148.77 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction, along said curve to the right, having a central angle of 23 degrees, 13 minutes, 47 seconds, a radius of 299.75 feet, a chord bearing and distance of South 78 degrees, 13 minutes, 49 seconds East, 120.70 feet, an arc distance of 121.53 feet to a point at the end of said curve;

THENCE, South 66 degrees, 37 minutes, 47 seconds East, a distance of 88.00 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, having a central angle of 04 degrees, 15 minutes, 19 seconds, a radius of 518.50 feet, a chord bearing and distance of North 26 degrees, 48 minutes, 51 seconds East, 38.50 feet, an arc distance of 38.51 feet to a point at the end of said curve;

THENCE, South 46 degrees, 01 minutes, 29 seconds East, a distance of 72.00 feet to a point for corner;

THENCE, South 41 degrees, 41 minutes, 13 seconds West, a distance of 56.40 feet to a point for corner;

THENCE, South 46 degrees, 01 minutes, 28 seconds East, a distance of 258.02 feet to a point for corner;

THENCE, South 42 degrees, 33 minutes, 28 seconds West, a distance of 310.58 feet to a point for corner;

THENCE, South 89 degrees, 39 minutes, 58 seconds West, a distance of 352.71 feet to a point for corner;

THENCE, South 89 degrees, 39 minutes, 56 seconds West, a distance of 355.48 feet to a point for corner;

THENCE, South 89 degrees, 32 minutes, 12 seconds West, a distance of 527.47 feet to a point for corner;

THENCE, South 89 degrees, 59 minutes, 28 seconds West, a distance of 157.18 feet to a point for corner;

THENCE, South 89 degrees, 49 minutes, 55 seconds West, a distance of 462.10 feet to a point for corner;

THENCE, North 34 degrees, 39 minutes, 49 seconds East, a distance of 34.61 feet to a point for corner;

THENCE, North 27 degrees, 14 minutes, 17 seconds East, a distance of 21.02 feet to a point for corner;

THENCE, North 21 degrees, 38 minutes, 25 seconds East, a distance of 21.02 feet to a point for corner;

THENCE, North 16 degrees, 02 minutes, 34 seconds East, a distance of 21.02 feet to a point for corner;

THENCE, North 10 degrees, 26 minutes, 42 seconds East, a distance of 21.02 feet to a point for corner;

THENCE, North 04 degrees, 50 minutes, 51 seconds East, a distance of 21.02 feet to a point for corner;

THENCE, North 00 degrees, 53 minutes, 50 seconds West, a distance of 396.97 feet to a point for corner;

THENCE, North 89 degrees, 36 minutes, 46 seconds East, a distance of 414.42 feet to a point for corner;

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THENCE, North 89 degrees, 18 minutes, 45 seconds East, a distance of 683.80 feet to a point for corner;

THENCE, South 89 degrees, 50 minutes, 14 seconds East, a distance of 359.52 feet to the POINT OF BEGINNING;

CONTAINING: 1,000,965 square feet or 22.979 acres of land, more or less.

### **SUBDISTRICT LEGAL DESCRIPTIONS**

#### **SUBDISTRICT 1 – TRACT 1**

BEGINNING, at the intersection of the centerline of Montfort Place and the centerline of Alpha Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,475.34, East 2,486,571.26;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 351.08 feet;

THENCE, South 00 degrees, 27 minutes, 00 seconds East, a distance of 178.13 feet;

THENCE, South 89 degrees, 12 minutes, 17 seconds West, a distance of 347.81 feet;

THENCE, North 01 degrees, 29 minutes, 22 seconds West, a distance of 180.52 feet the POINT OF BEGINNING;

CONTAINING: 62,659 square feet or 1.438 acres of land, more or less.

#### **SUBDISTRICT 1 – TRACT 2**

COMMENCING, at the intersection of the centerline of Montfort Place and the centerline of Alpha Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,475.34, East 2,486,571.26;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 1,250.43 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,484.21, East 2,487,821.66;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 508.38 feet;

THENCE, Due North, a distance of 139.62 feet;

THENCE, South 88 degrees, 43 minutes, 37 seconds East, a distance of 23.01 feet;

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THENCE, North 00 degrees, 25 minutes, 10 seconds East, a distance of 70.04 feet;

THENCE, North 89 degrees, 59 minutes, 43 seconds East, a distance of 15.34 feet;

THENCE, North 01 degrees, 05 minutes, 43 seconds West, a distance of 213.74 feet;

THENCE, North 89 degrees, 52 minutes, 24 seconds East, a distance of 112.39 feet;

THENCE, Due North, a distance of 196.83 feet;

THENCE, North 89 degrees, 59 minutes, 02 seconds East, a distance of 8.18 feet;

THENCE, North 00 degrees, 54 minutes, 08 seconds West, a distance of 169.03 feet;

THENCE, North 89 degrees, 42 minutes, 58 seconds East, a distance of 362.25 feet;

THENCE, South 05 degrees, 32 minutes, 45 seconds East, a distance of 860.00 feet;  
said point being the beginning of a tangent curve to the right;

THENCE, in a southerly direction along said curve to the right, having a central angle of 02 degrees, 03 minutes, 51 seconds, a radius of 5,729.58 feet, an arc distance of 206.42 feet a chord bearing of South 04 degrees, 30 minutes, 49 seconds East, a chord distance of 206.40 feet;

THENCE, South 89 degrees, 30 minutes, 48 seconds West, a distance of 443.88 feet;

THENCE, South 00 degrees, 29 minutes, 12 seconds East, a distance of 63.00 feet;

THENCE, South 89 degrees, 30 minutes, 48 seconds West, a distance of 676.46 feet;

THENCE, North 00 degrees, 29 minutes, 12 seconds West, a distance of 339.93 feet to the POINT OF BEGINNING;

CONTAINING: 720,583 square feet or 16.542 acres of land, more or less.

**SUBDISTRICT 1 – TRACT 3**

BEGINNING, at point in the centerline of Preston Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,024,516.14, East 2,488,977.84;

THENCE, South 89 degrees, 06 minutes, 59 seconds West, a distance of 434.55 feet;

THENCE, North 01 degrees, 28 minutes, 45 seconds West, a distance of 583.45 feet;



THENCE, North 88 degrees, 45 minutes, 47 seconds East, a distance of 23.96 feet;

THENCE, North 01 degrees, 14 minutes, 13 seconds West, a distance of 26.33 feet;

THENCE, North 88 degrees, 45 minutes, 47 seconds East, a distance of 416.23 feet;

THENCE, South 00 degrees, 56 minutes, 23 seconds East, a distance of 612.46 feet to the POINT OF BEGINNING;

CONTAINING: 266,682 square feet or 6.122 acres of land, more or less.

### **SUBDISTRICT 1A – TRACT 1**

COMMENCING, at point in the centerline of Preston Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,024,516.14, East 2,488,977.84;

THENCE, South 89 degrees, 06 minutes, 59 seconds West, a distance of 1,537.53 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,024,492.43, East 2,487,440.50;

THENCE, North 79 degrees, 25 minutes, 25 seconds West, a distance of 856.97 feet;

THENCE, North 00 degrees, 59 minutes, 11 seconds West, a distance of 470.15 feet;

THENCE, North 89 degrees, 39 minutes, 58 seconds East, a distance of 352.71 feet;

THENCE, North 42 degrees, 33 minutes, 28 seconds East, a distance of 88.89 feet;

THENCE, South 46 degrees, 33 minutes, 54 seconds East, a distance of 581.38 feet;

THENCE, South 03 degrees, 00 minutes, 25 seconds East, a distance of 295.59 feet to the POINT OF BEGINNING;

CONTAINING: 403,302 square feet or 9.259 acres of land, more or less.

### **SUBDISTRICT 1A – TRACT 2**

COMMENCING, at point in the centerline of Preston Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,024,516.14, East 2,488,977.84;

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THENCE, South 89 degrees, 06 minutes, 59 seconds West, a distance of 434.55 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,024,509.44, East 2,488,543.35;

THENCE, South 89 degrees, 06 minutes, 59 seconds West, a distance of 721.05 feet;

THENCE, North 01 degrees, 33 minutes, 54 seconds West, a distance of 205.30 feet;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, a distance of 94.52 feet;

THENCE, North 43 degrees, 26 minutes, 06 seconds East, a distance of 11.12 feet;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, a distance of 102.84 feet;

THENCE, North 03 degrees, 27 minutes, 20 seconds West, a distance of 33.69 feet;

THENCE, North 43 degrees, 16 minutes, 26 seconds East, a distance of 302.80 feet;

THENCE, South 84 degrees, 19 minutes, 28 seconds East, a distance of 20.88 feet;

THENCE, South 47 degrees, 42 minutes, 32 seconds East, a distance of 102.72 feet;

THENCE, North 43 degrees, 45 minutes, 56 seconds East, a distance of 71.70 feet;

THENCE, North 88 degrees, 45 minutes, 47 seconds East, a distance of 495.40 feet;

THENCE, South 01 degrees, 28 minutes, 45 seconds East, a distance of 583.45 feet to the POINT OF BEGINNING;

CONTAINING: 438,839 square feet or 10.074 acres of land, more or less.

### **SUBDISTRICT 1B**

COMMENCING, at the intersection of the centerline of Montfort Place and the centerline of Alpha Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,475.34, East 2,486,571.26;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 351.08 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,477.83, East 2,486,922.33;

THENCE, North 89 degrees, 35 minutes, 36 seconds East, a distance of 899.36 feet;

THENCE, South 00 degrees, 29 minutes, 12 seconds East, a distance of 339.93 feet;

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THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 676.45 feet;  
THENCE, North 00 degrees, 29 minutes, 12 seconds West, a distance of 63.00 feet;  
THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 40.79 feet;  
THENCE, South 00 degrees, 32 minutes, 46 seconds East, a distance of 1093.90 feet;  
THENCE, South 01 degrees, 14 minutes, 13 seconds East, a distance of 26.33 feet;  
THENCE, South 88 degrees, 45 minutes, 47 seconds West, a distance of 519.34 feet;  
THENCE, South 43 degrees, 45 minutes, 56 seconds West, a distance of 71.70 feet;  
THENCE, North 47 degrees, 42 minutes, 32 seconds West, a distance of 102.72 feet;  
THENCE, North 84 degrees, 19 minutes, 28 seconds West, a distance of 20.88 feet;  
THENCE, South 43 degrees, 16 minutes, 26 seconds West, a distance of 302.80 feet;  
THENCE, South 03 degrees, 27 minutes, 20 seconds East, a distance of 33.69 feet;  
THENCE, South 46 degrees, 33 minutes, 54 seconds East, a distance of 102.84 feet;  
THENCE, South 43 degrees, 26 minutes, 06 seconds West, a distance of 11.12 feet;  
THENCE, South 46 degrees, 33 minutes, 54 seconds East, a distance of 94.52 feet;  
THENCE, South 01 degrees, 33 minutes, 54 seconds East, a distance of 205.30 feet;  
THENCE, South 89 degrees, 06 minutes, 59 seconds West, a distance of 381.93 feet;  
THENCE, North 03 degrees, 00 minutes, 25 seconds West, a distance of 295.59 feet;  
THENCE, North 46 degrees, 33 minutes, 54 seconds West, a distance of 581.38 feet;  
THENCE, North 42 degrees, 33 minutes, 28 seconds East, a distance of 221.69 feet;  
THENCE, North 46 degrees, 01 minutes, 28 seconds West, a distance of 258.02 feet;  
THENCE, North 41 degrees, 41 minutes, 13 seconds East, a distance of 56.40 feet;  
THENCE, North 46 degrees, 01 minutes, 29 seconds West, a distance of 72.00 feet; said point being the beginning of a non-tangent curve to the left;

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THENCE, in a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 15 minutes, 19 seconds, a radius of 518.50 feet, an arc distance of 38.51 feet, a chord bearing of South 26 degrees, 48 minutes, 51 seconds West, a chord distance of 38.50 feet;

THENCE, North 66 degrees, 37 minutes, 37 seconds West, a distance of 88.00 feet; said point being the beginning of a tangent curve to the left;

THENCE, in a westerly direction, along said curve to the left, having a central angle of 23 degrees, 12 minutes, 37 seconds, a radius of 300.00 feet, an arc distance of 121.53 feet, a chord bearing of North 78 degrees, 13 minutes, 55 seconds West, a chord distance of 120.70 feet;

THENCE, North 89 degrees, 50 minutes, 14 seconds West, a distance of 148.77 feet;

THENCE, North 00 degrees, 47 minutes, 21 seconds West, a distance of 415.92 feet;

THENCE, North 01 degrees, 29 minutes, 22 seconds West, a distance of 231.59 feet;

THENCE, North 89 degrees, 12 minutes, 17 seconds East, a distance of 347.81 feet;

THENCE, North 00 degrees, 27 minutes, 00 seconds West, a distance of 178.13 feet to the POINT OF BEGINNING;

CONTAINING: 2,439,159 square feet or 55.995 acres of land, more or less.

**SUBDISTRICT 1C**

BEGINNING, at point in the centerline of Preston Road, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,025,128.52, East 2,488,967.80;

THENCE, South 88 degrees, 45 minutes, 47 seconds West, a distance of 416.23 feet;

THENCE, North 00 degrees, 32 minutes, 46 seconds West, a distance of 1093.90 feet;

THENCE, North 89 degrees, 30 minutes, 48 seconds East, a distance of 403.09 feet;

THENCE, in a southerly direction, along said curve to the right, having a central angle of 02 degrees, 32 minutes, 31 seconds, a radius of 5,729.58 feet, an arc distance of 254.20 feet, a chord bearing of South 02 degrees, 12 minutes, 38 seconds East, a chord distance of 254.18 feet;

THENCE, South 00 degrees, 56 minutes, 23 seconds East, a distance of 834.41 feet to the POINT OF BEGINNING;

CONTAINING: 449,606 square feet or 10.322 acres of land, more or less.

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**SUBDISTRICT 2**

BEGINNING at the intersection of the centerline of Preston Road and the centerline of L B J Freeway (I-635);

N 80° 34' 54" W, a distance of 479.933 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 06° 44' 17", with a Radius of 5611.22 feet and a Chord Direction of N 85° 40' 12" W;

THENCE S 89° 18' 33" W, a distance of 3334.437 feet;

THENCE N 00° 00' 39" W, a distance of 179.898 feet;

THENCE N 00° 29' 03" W, a distance of 519.812 feet;

THENCE N 89° 32' 10" E, a distance of 2077.927 feet;

THENCE S 79° 25' 25" E, a distance of 856.966 feet;

THENCE N 89° 06' 59" E, a distance of 1537.526 feet;

THENCE S 01° 00' 22" E, a distance of 490.707 feet;

THENCE S 01° 06' 10" E, a distance of 180.444 feet to the POINT OF BEGINNING.

**SUBDISTRICT 3 - TRACT 1**

BEGINNING at the intersection of the centerline of Montfort Drive and the centerline of Peterson Lane;

THENCE N 89°50'09" W, following the centerline of said Peterson Lane a distance of 359.524 feet;

THENCE S 89°16'29" W, continuing along the centerline of said Peterson Lane a distance of 1098.201 feet;

THENCE S 00°54'19" E, departing the centerline of said Peterson Lane a distance of 373.062 feet to the beginning of a curve to the right whose chord bears S 17°53'13" W, 157.861 feet;

THENCE along said curve to the right through an angle of 42°15'19", with a radius of 218.979 feet and a length of 161.496 feet to the centerline of James Temple Drive;

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THENCE S 89°27'23" W, following the centerline of said James Temple Drive a distance of 197.298 feet;

THENCE S 00°32'52" E, departing the centerline of said James Temple Drive a distance of 473.572 feet;

THENCE S 89° 32' 10" W, a distance of 374.489 feet to the centerline of Noel Road;

THENCE N 00° 29' 03" W, following the centerline of said Noel Road a distance of 466.161 feet to the intersection of the centerline of Noel Road and the centerline of James Temple Road;

THENCE N 00° 40' 24" W, continuing along the centerline of said Noel Road a distance of 531.808 feet to the intersection of the centerline of Noel Road and the centerline of said Peterson Lane;

THENCE N 00° 19' 02" W, continuing along the centerline of Noel Road a distance of 477.166 feet;

THENCE N 89° 39' 22" E, departing the centerline of said Noel Road a distance of 1690.285 feet to the centerline of said Montfort Drive, said point being at the beginning of a curve to the Left whose chord bears S 62°45'44" E, 131.793 feet;

THENCE along said curve to the Left through an angle of 18° 24' 22", with a Radius of 412.022 feet and a length of 132.362 feet to the beginning of a curve to the Right whose chord bears S 33°37'25" E, 492.770 feet;

THENCE along said curve to the Right through an angle of 64° 04' 29", with a Radius of 464.465 feet and a length of 519.417 feet to the POINT OF BEGINNING.

### **SUBDISTRICT 3 - TRACT 2**

BEGINNING at the intersection of the centerline of Montfort Drive and the centerline of James Temple Drive;

THENCE S 00° 59' 11" E, following the centerline of said Montfort Drive a distance of 470.15 feet;

THENCE S 89° 32' 10" W, departing the centerline of said Montfort Drive a distance of 1396.37 feet;

THENCE N 00° 29' 45" W, a distance of 473.93 feet to the centerline of said James Temple Drive;

THENCE N 89° 41' 44" E, following the centerline of said James Temple Drive a distance of 1392.35 feet to the POINT OF BEGINNING.

**SUBDISTRICT 3A**

BEGINNING at a point for corner in the centerline of James Temple Drive (50' width Private R.O.W.) recorded in Volume 93138, Page 733 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said point being South 00°29'45" E, 28.12 feet from a 3/4-inch iron rod found for corner in the north line of said James Temple Drive, said iron rod found being in the South line of a tract of land conveyed to Suncrest Apartments LP by Special Warranty Deed, recorded in Instrument Number 20120037786J (O.P.R.D.C. T.) and Lot 1A, Block C/7018 of the Sunscape Addition, Second Installment, an addition to the City of Dallas, recorded in Volume 79009, Page 1751 of the Map Records, Dallas County, Texas (M.R.D.C.T.), same iron rod found being the northwest corner of a tract of land conveyed to TR LBJ Campus Partners LP, by Warranty Deed, recorded in Volume 2004233, Page 26 of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and the northwest corner of the remainder of Lot 5, Block A/7020 of the Regency Center II, an addition to the City of Dallas, recorded in Volume 80074, Page 0179 (D.R.D.C.T.);

THENCE S 00°29'45" E, departing the centerline of said James Temple Drive and along the West line of said TR LBJ Campus Partners LP tract, a distance of 474.00 feet to a point for corner;

THENCE S 89°32'10" W, departing the West line of said LBJ Campus Partners LP tract, a distance of 307.07 feet to a point for corner;

THENCE N 00°32'52" W, a distance of 473.57 feet to the centerline of said James Temple Drive;

THENCE N 89°27'23" E, along the centerline of said James Temple Drive a distance of 307.50 feet to the POINT OF BEGINNING, containing 145,588 square feet or 3.342 acres of land, more or less.

**SUBDISTRICT 4**

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

THENCE N 89° 44' 25" E, a distance of 1458.641 feet;

THENCE N 06° 14' 55" W, a distance of 401.273 feet;

THENCE N 89° 06' 37" E, a distance of 723.344 feet;

THENCE N 03° 34' 35" W, a distance of 7.011 feet;

THENCE N 89° 15' 07" E, a distance of 418.99 feet;

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THENCE N 03° 00' 46" W, a distance of 12.22 feet;  
THENCE N 89° 38' 16" E, a distance of 1303.291 feet;  
THENCE S 01° 05' 47" E, a distance of 213.741 feet;  
THENCE S 90° 00' 00" W, a distance of 15.337 feet;  
THENCE S 00° 25' 06" W, a distance of 70.043 feet;  
THENCE N 88° 43' 37" W, a distance of 23.012 feet;  
THENCE S 00° 00' 00" W, a distance of 139.625 feet;  
THENCE S 89° 35' 36" W, a distance of 1758.814 feet;  
THENCE S 01° 29' 22" E, a distance of 412.111 feet;  
THENCE S 00° 47' 21" E, a distance of 415.92 feet to the beginning of a curve to the Left;  
THENCE along said curve to the Left through an angle of 64° 04' 04", with a Radius of 464.499 feet and a Chord Direction of N 33° 37' 27" W to the beginning of a curve to the Right;  
THENCE along said curve to the Right through an angle of 18° 24' 23", with a Radius of 412.022 feet and a Chord Direction of N 62° 45' 44" W;  
THENCE S 89° 39' 22" W, a distance of 1690.285 feet;  
THENCE N 00° 19' 02" W, a distance of 353.056 feet to the POINT OF BEGINNING.

**SUBDISTRICT 4A**

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;  
THENCE N 00° 33' 42" W, a distance of 646.905 feet;  
THENCE N 00° 36' 43" W, a distance of 525.743 feet;  
THENCE S 88° 24' 40" E, a distance of 115.669 feet;  
THENCE N 89° 25' 02" E, a distance of 993.957 feet to the beginning of a curve to the Left;  
THENCE along said curve to the Left through an angle of 07° 52' 47", with a Radius of 837.983 feet and a Chord Direction of N 82° 12' 55" E;



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THENCE N 77° 21' 04" E, a distance of 118.651 feet;  
THENCE N 04° 21' 15" W, a distance of 69.181 feet;  
THENCE N 89° 03' 27" E, a distance of 45.062 feet;  
THENCE S 88° 25' 37" E, a distance of 201.67 feet;  
THENCE S 06° 00' 08" E, a distance of 17.339 feet;  
THENCE S 06° 00' 08" E, a distance of 33.091 feet;  
THENCE S 88° 25' 37" E, a distance of 71.83 feet;  
THENCE S 06° 00' 08" E, a distance of 355.95 feet;  
THENCE S 88° 51' 52" W, a distance of 317.043 feet;  
THENCE S 05° 57' 40" E, a distance of 469.886 feet;  
THENCE S 06° 14' 55" E, a distance of 401.273 feet;  
THENCE S 89° 44' 25" W 1458.641 feet to the POINT OF BEGINNING.

**SUBDISTRICT 5**

COMMENCING at the intersection of the centerline of Montfort Drive and the centerline of Alpha Road;

THENCE N 06° 14' 55" W, a distance of 401.273 feet to the POINT OF BEGINNING;  
THENCE N 05° 57' 40" W, a distance of 469.886 feet;  
THENCE N 88° 51' 52" E, a distance of 317.043 feet;  
THENCE N 06° 00' 08" W, a distance of 355.95 feet;  
THENCE N 88° 25' 37" W, a distance of 71.83 feet;  
THENCE N 06° 00' 08" W, a distance of 33.091 feet;  
THENCE N 89° 39' 48" E, a distance of 72.295 feet;  
THENCE N 89° 21' 43" E, a distance of 283.295 feet;

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THENCE N 89° 18' 07" E, a distance of 624.023 feet;  
THENCE S 00° 45' 02" E, a distance of 160.387 feet;  
THENCE N 89° 25' 05" E, a distance of 689.5 feet;  
THENCE N 89° 05' 28" E, a distance of 728.424 feet;  
THENCE N 89° 09' 00" E, a distance of 354.05 feet;  
THENCE S 02° 12' 26" E, a distance of 276.276 feet;  
THENCE S 05° 32' 45" E, a distance of 49.269 feet;  
THENCE S 89° 42' 59" W, a distance of 362.251 feet;  
THENCE S 00° 54' 08" E, a distance of 169.03 feet;  
THENCE S 90° 00' 00" W, a distance of 8.18 feet;  
THENCE S 00° 00' 00" W, a distance of 196.83 feet;  
THENCE S 89° 52' 28" W, a distance of 112.396 feet;  
THENCE S 89° 38' 16" W, a distance of 1303.291 feet;  
THENCE S 03° 00' 46" E, a distance of 12.22 feet;  
THENCE S 89° 15' 07" W, a distance of 418.99 feet;  
THENCE S 03° 34' 35" E, a distance of 7.011 feet;  
THENCE S 89° 06' 37" W, a distance of 723.344 feet to the POINT OF BEGINNING.

**SUBDISTRICT 6**

*(Reduced per ORD 30682 for new Subdistrict 6A)*

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;  
THENCE S 89° 13' 26" W, a distance of 677.42 feet;  
THENCE N 01° 17' 15" W, a distance of 1141.72 feet;

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THENCE N 88° 36' 38" E, a distance of 404.75 feet to the beginning of a non-tangent curve to the left having a central angle of 17° 21' 13", a radius of 413.79 feet, and a chord bearing and distance of N 81° 33' 48" E, 124.85 feet;

THENCE with said curve to the left an arc length of 125.33 feet, and being the beginning of a non-tangent curve to the right having a central angle of 15° 45' 52", a radius of 429.25 feet, and a chord bearing and distance of N 82° 47' 32" E, a distance of 117.73 feet;

THENCE with said curve to the right an arc length of 118.10 feet;

THENCE S 86° 48' 41" E, a distance of 46.20 feet;

THENCE S 00° 36' 43" E, a distance of 258.07 feet;

THENCE S 89° 05' 29" W, a distance of 186.14 feet;

THENCE S 00° 54' 31" E, a distance of 267.67 feet;

THENCE N 89° 05' 29" E, a distance of 184.75 feet;

THENCE S 00° 33' 42" E, a distance of 646.91 feet to the POINT OF BEGINNING.

#### **SUBDISTRICT 6A**

*(created per ORD 30682)*

COMMENCING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

THENCE N 00° 33' 42" W, a distance of 646.91 feet to the POINT OF BEGINNING;

THENCE S 89° 05' 29" W, a distance of 184.75 feet;

THENCE N 00° 54' 31" W, a distance of 267.67 feet;

THENCE N 89° 05' 29" E, a distance of 186.14 feet;

THENCE S 00° 36' 43" E, distance of 267.67 feet back to the POINT OF BEGINNING

#### **SUBDISTRICT 7**

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

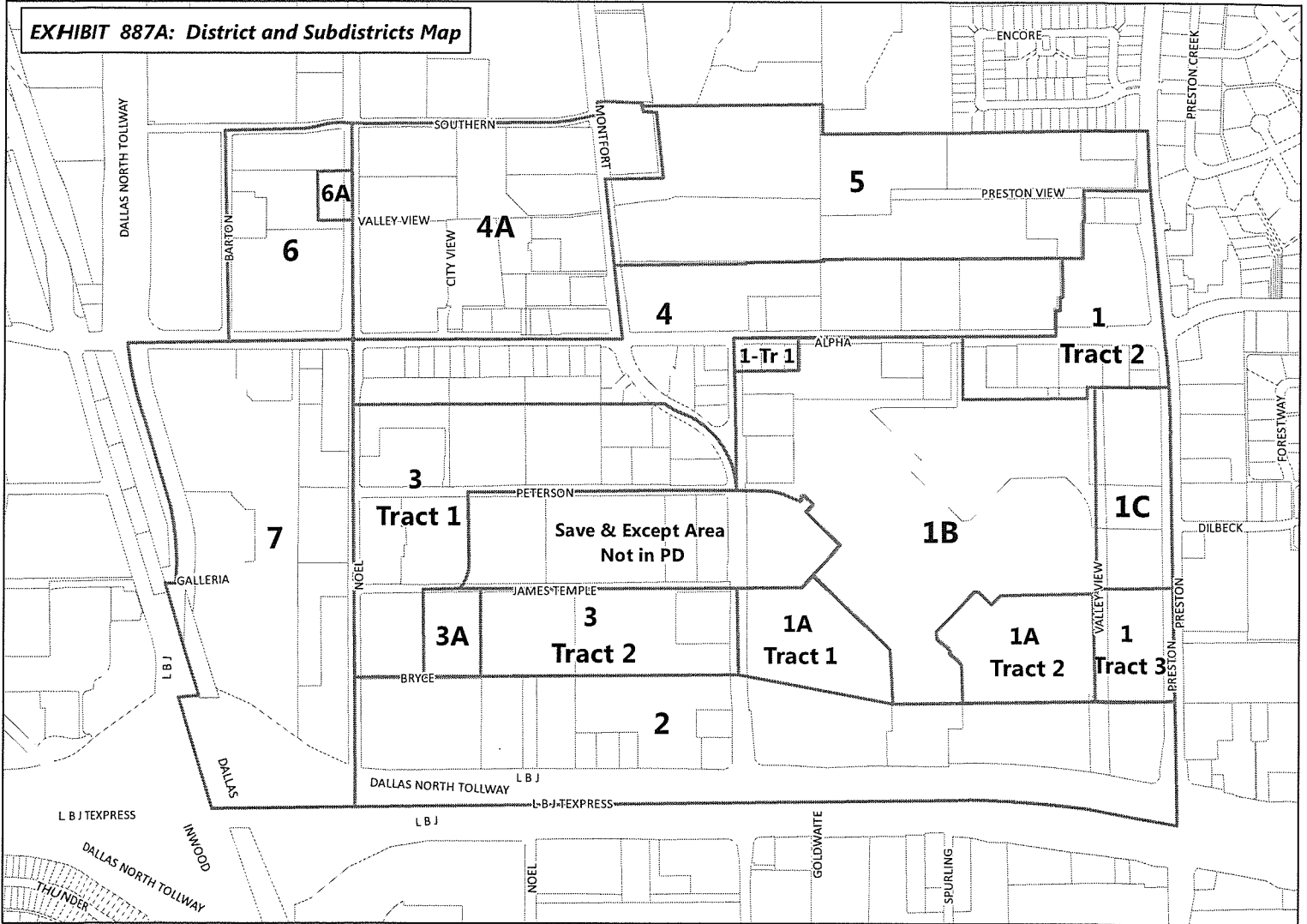
THENCE S 00° 19' 02" E, a distance of 830.222 feet;

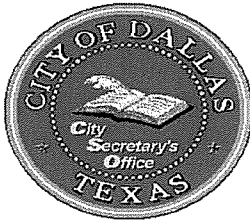
THENCE S 00° 40' 24" E, a distance of 531.808 feet;

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THENCE S 00° 29' 03" E, a distance of 985.973 feet;  
THENCE S 00° 00' 39" E, a distance of 179.898 feet;  
THENCE S 89° 18' 33" W, a distance of 778.425 feet;  
THENCE N 16° 53' 52" W, a distance of 628.896 feet;  
THENCE N 85° 22' 16" E, a distance of 56.298 feet;  
THENCE N 85° 22' 15" E, a distance of 55.629 feet;  
THENCE N 85° 22' 27" E, a distance of 1.2 feet;  
THENCE N 16° 59' 03" W, a distance of 574.202 feet;  
THENCE N 17° 31' 15" W, a distance of 61.613 feet;  
THENCE N 89° 58' 54" E, a distance of 58.271 feet;  
THENCE N 01° 50' 43" E, a distance of 106.776 feet to the beginning of a curve to the Left;  
THENCE along said curve to the Left through an angle of 11° 23' 22", with a Radius of 1575.536 feet and a Chord Direction of N 06° 38' 26" W;  
THENCE N 17° 02' 41" W, a distance of 529.508 feet to the beginning of a curve to the Right;  
THENCE along said curve to the Right through an angle of 12° 16' 18", with a Radius of 1810.743 feet and a Chord Direction of N 12° 17' 25" W;  
THENCE N 89° 13' 26" E, a distance of 1227.638 feet to the POINT OF BEGINNING.

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 interest in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





## 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 30727

DATE PUBLISHED DEC 16 2017

ATTESTED BY: