

6-25-19

ORDINANCE NO. 31261

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block A/7410; fronting approximately 681.75 feet on the west line of Preston Road; fronting approximately 591.31 feet on the north line of Alpha Road; and containing approximately 7.08 acres,

from Subdistrict 1 within Planned Development District No. 887 (the Valley View-Galleria Area Special Purpose District) to Subdistrict 1D within Planned Development District No. 887; amending the creation of subdistricts, exhibits, site plans and development plans, subdistrict regulations, landscaping, off-street parking and loading, signs, and street standards regulations in Sections 51P-887.104, 51P-887.107, 51P-887.108, 51P-887.109, 51P-887.111, 51P-887.112, 51P-887.114, and 51P-887.115 of Article 887; providing a new district and subdistrict map; providing a Subdistrict 1D development plan; providing a Subdistrict 1D landscape plan for Tract 1; amending Ordinance No. 29032, as amended, passed by the Dallas City Council on June 12, 2013, 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 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 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 1D within Planned Development District No. 887 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. 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 (2.3), “Subdistrict 1D,” to read as follows:

“(2.3) Subdistrict 1D. Subdistrict 1D is divided into two tracts. Tract 1 is intended to contain a modified mixed-use development type with fuel sales and Tract 2 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 3. That Section 51P-887.107, “Exhibits,” 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:

**“SEC. 51P-887.107. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 887A: District and Subdistrict Map.
- (2) Exhibit 887B: Open Space Plan.
- (3) Exhibit 887C: Streets Plan.
- (4) Exhibit 887D: Subdistrict 3A Development Plan.
- (5) Exhibit 887E: Subdistrict 6A Development Plan.
- (6) Exhibit 887F: Subdistrict 1D Development Plan.
- (7) Exhibit 887G: Subdistrict 1D Landscape Plan for Tract 1.”

SECTION 4. That Subsection (b), "Development Plan," of Section 51P-887.108, "Site Plans and Development Plans," 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 (4), "Subdistrict 1D," to read as follows:

"(4) Subdistrict 1D. Development and use of the Property must comply with the Subdistrict 1D development plan (Exhibit 887F). If there is a conflict between the text of this article and the Subdistrict 1D development plan, the text of this article controls."

SECTION 5. That Subsection (a), "Subdistricts 1 and 1C," 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, and 1D.

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

(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.

(D) For Tract 1 within Subdistrict 1D, minimum ground story height is 14 feet and maximum ground story height is 30 feet. No minimum story height for a structure which covers a fuel sales area.

(3) Urban form setback. Except as provided in this paragraph, an 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.

(4) Special provisions for a development that contains a mixed use shopfront with fuel sales in Tract 1 within Subdistrict 1D.

- (A) Setbacks and frontage requirements.
- (i) Alpha Road. Minimum setback is 30 feet. No maximum setback.
- (ii) Preston Road. Minimum setback is 15 feet. No maximum setback.
- (B) Entrance requirement. No public entrance is required to face Preston Road.
- (C) Pedestrian amenities.
- (i) Open space areas. The open spaces areas on the Subdistrict 1D development plan must contain seating areas, trash receptacles, and pedestrian scale lighting.
- (ii) Trash receptacles. A minimum of one trash receptacle is required in each open space. A minimum of two benches are required in each open space area.
- (iii) Lighting. Pedestrian scale lighting must be provided at one fixture per 75 feet of street frontage along Alpha Road and a minimum of three fixtures for the northern open space area.
- (D) Transparency.
- (i) Ground story. A minimum transparency of 30 percent is required on the primary street and side street facing facades.
- (ii) Upper stories. A minimum transparency of 10 percent is required on the primary street and side street facing facades.
- (iii) Interior view depth. A minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground-story use for a depth of at least four feet.”

SECTION 6. That Section 51P-887.111, “Landscaping,” 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:

**“SEC. 51P-887.111. LANDSCAPING.**

(a) Except as provided in this section, [L]andscaping must be provided in accordance with Article XIII.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) Except for Tract 1 within Subdistrict 1D, o[Θ]ne street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones shown in the Streets Plan. Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, driveways, or visibility triangles as determined by the city arborist. In Subdistrict [Subarea] 6A, street trees may be planted within the minimum sidewalk width with tree grates.

(d) In Subdistrict 1B, outdoor seating areas with open air shade structures and a maximum three-foot-high fence are allowed in the planting zone. Adequate clearance from parking and travel lanes must be provided.

(e) In Tract 1 within Subdistrict 1D, landscaping must be provided as shown on the Subdistrict 1D landscape plan for Tract 1 (Exhibit 887G). If there is a conflict between the text of this article and the Subdistrict 1D landscape plan for Tract 1, the text of this article controls.

SECTION 7. That Section 51P-887.112, "Off-Street Parking and Loading," 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:

**"SEC. 51P-887.112. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Maximum surface parking. Except for Subdistrict 6A, no more than 15 percent of the area of a lot or building site may be used for surface parking. In Subdistrict 6A, no more than 15 percent of the area of private property may be used for surface parking. This requirement applies only to new construction or a major renovation. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(a), between the surface parking area and the street.

(c) Hotels. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(d) Tract 1 within Subdistrict 1D. For a mixed use shopfront development type with

fuel sales, off-street parking must be provided at a minimum of one space per 275 square feet of floor area of the retail store. For an office use, parking must be provided at a minimum of one space for 375 square feet of floor area.

(e) Visitor parking for apartments in Subdistrict 3. Up to 12 visitor parking spaces may be provided in the front setback area for apartment development types fronting on Peterson Lane in Subdistrict 3 provided that the building meets the 70 percent primary street frontage requirement.”

SECTION 8. That Section 51P-887.114, “Signs,” 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 Subsection (d) to read as follows:

“(d) For Tract 1 within Subdistrict 1D, one detached sign is permitted in accordance with Section 51A-7.304, “Detached Signs,” on the Alpha Road frontage. The detached sign is limited to a maximum of six feet above the adjacent grade of Alpha Road and a maximum effective area of 20 square feet. Detached signs on Preston Road must comply with Article XIII.”

SECTION 9. That Subsection (c), “Maximum Block Size,” of Section 51P-887.115, “Street Standards,” 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:

(c) Maximum block size. Except in Subdistrict 6A, blocks as shown on a plat must comply with Section 51A-13.502(a). In Subdistrict 1D, block lengths may be broken with an ungated private drive connecting two streets.

SECTION 10. That Paragraph (2) of Subsection (d), “Driveways,” of Section 51P-887.115, “Street Standards,” 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 Subparagraph (C) to read as follows:

“(C) Existing curb cuts in Tract 1 within Subdistrict 1D are permitted as shown on the Subdistrict 1D development plan.”

SECTION 11. 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 12. That development of this district must comply with the full-scale versions of Exhibit 887F (Subdistrict 1D development plan) and Exhibit 887G (Subdistrict 1D landscape plan for Tract 1) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 13. That the Exhibit A (property description) attached to Ordinance No. 29032, as amended, is replaced by Exhibit B attached to this ordinance.

SECTION 14. 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 15. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 16. 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 17. 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 18. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By   
Assistant City Attorney

Passed                     JUN 26 2019



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EXHIBIT A  
PD 887 - Valley View / Galleria

**SUBDISTRICT 1D**

*(Created per Z189-140)*

*\*Note: Calculated area is carried out to the centerline of both Alpha Road and Preston Road\**

*\*\*PD 887 Exhibit C will have a full Property Description for this area\*\**

BEING a tract of land in the THOMAS GARVIN SURVEY, ABSTRACT 524, in the City of Dallas, Dallas County, Texas, and being all of Lot 3, Block A/7410, of the Circuit City Stores Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas.

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 2,486,571.66;

THENCE North 89 deg 35 min 36 sec East, a distance of 2,350.12 feet to the intersection of said Alpha Road and the centerline of Preston Road, a variable width right-of-way, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,492.02, East 2,488,921.32; the PLACE OF BEGINNING;

THENCE South 89 deg 35 min 36 sec West, a distance of 591.31 feet to a point for corner;

THENCE North 00 deg 00 min 00 sec East, a distance of 139.62 feet to a point for corner;

THENCE South 88 deg 43 min 37 sec East, a distance of 23.01 feet to a point for corner;

THENCE North 00 deg 25 min 10 sec East, a distance of 70.04 feet to a point for corner;

THENCE North 89 deg 59 min 43 sec East, a distance of 15.34 feet to a point for corner;

THENCE North 01 deg 05 min 43sec West, a distance of 213.74 feet to a point for corner;

THENCE North 89 deg 52 min 24 sec East, a distance of 112.39 feet to a point for corner;

THENCE North 00 deg 00 min 00 sec East, a distance of 196.83 feet to a point for corner;

THENCE North 89 deg 59 min 02 sec East, a distance of 8.18 feet to a point for corner;

THENCE North 89 deg 58 min 53 sec East, a distance of 376.16 feet to a point for corner;

THENCE South 05 deg 32 min 45 sec East, a distance of 618.75 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds, a total calculated area of 7.0812 acres or 308,458.547 square feet, more or less.

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

**OVERALL-PERIMETER**

*Created per ORD 29032 (CC-6/12/2013)*

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**

*Created per ORD 29032 (CC-6/12/2013)*

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;

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

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**

*Subdistrict 1 reduced/split created Subdistrict 1 – Tract 1 per ORD 30727 (CC-12/13/2017)*

*Subdistrict 1 created per ORD 29032 (CC-6/12/2013)*

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**

*SD 1-TR 2 reduced/split created new SD1-TR 4 and remainder of SD 1-TR 2 per Z189-140*

*Subdistrict 1 reduced/split created Subdist 1 – Tract 2 per ORD 30727 (CC-12/13/2017)*

*Subdistrict 1 created per ORD 29032 (CC-6/12/2013)*

BEING a tract of land in the THOMAS GARVIN SURVEY, ABSTRACT 524, in the City of Dallas, Dallas County, Texas, and being all of Lots 1 & 2, Block A/7410, Preston Valley Addition, according to the plat recorded in Volume 76044, Page 2719. Deed Records, Dallas County, Texas, and being more particularly described as follows:

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 2,486,571.66;

THENCE North 89 deg 35 min 36 sec East, a distance of 2,350.12 feet to the intersection of said Alpha Road and the centerline of Preston Road, a variable width right-of-way, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,492.02, East 2,488,921.32;

THENCE North 05 deg 32 min 45 sec West, a distance of 618.73 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,027,107.86, East 2,488,861.53;

THENCE South 89 deg 59 min 02 sec West, a distance of 376.16 feet to a point for corner;

THENCE North 00 deg 54 min 08 sec West, a distance of 169.03 feet to a point for corner;

THENCE North 89 deg 42 min 58 sec East, a distance of 362.25 feet to the intersection of;

THENCE South 05 deg 32 min 45 sec East, a distance of 171.50 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds, 1.440 acres or 62,719 square feet, more or less.

**SUBDISTRICT 1 – TRACT 3**

*Subdistrict 1 reduced/split created Subdist 1 – Tract 3 per ORD 30727 (CC-12/13/2017)*

*Subdistrict 1 created per ORD 29032 (CC-6/12/2013)*

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 1 – TRACT 4**

*Created per the reduction/split of SD 1-TR 2 making new SD1-TR 4 per Z189-140)*

BEING a tract of land situated in the HIRAM WILBURN SURVEY, ABSTRACT NO. 1567, in the City of Dallas, Dallas County, Texas, and being all of Lot 1A, Block 7014, Southwestern Bell Telephone Adams 239 Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99209, Page 4089, Deed Records, Dallas County, Texas, all of Lot 3, Block 7014, Crow-Coker Property Co., Addition No. 2, an addition to the City of Dallas, according to the plat thereof recorded in Volume 75212, Page 962, Deed Records, Dallas County, Texas, all of Lot 4, Block 7014, Crow-Coker Property Co., Addition No. 3, an addition to the City of Dallas, according to the plat thereof recorded in 76102, Page 728, Deed Records, Dallas County, Texas, all of Lot 5, Block 7014, Crow-Coker Properties Company Addition No. 4, an addition to the City of Dallas, according to the plat thereof recorded in Volume 76119, Page 1105, Deed Records, Dallas County, Texas, and part of a tract of land as described in deed to Anne Stark Watson, as recorded in Volume 4278, Page 367, Deed Records, Dallas County, Texas, and being more particularly described as follows:

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 2,487,571.26;

THENCE North 89 deg 35 min 36 sec 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 deg 35 min 36 sec East, a distance of 1,099.69 feet to the Intersection of said Alpha Road and the Centerline of Preston Road, a variable width right-of-way;

THENCE South 05 deg 32 min 45 sec East, a distance of 69.76 feet to a point for corner, said point being the beginning of a non-tangent curve to the right, with a radius of 5,729.58 feet, a central angle of 02 deg 03 min 51 sec, a chord bearing of South 04 deg 30 min 49 sec East, and a chord distance of 206.41 feet;

THENCE along said non-tangent curve to the right, an arc distance of 206.42 feet to a point for corner;

THENCE South 89 deg 30 min 48 sec West, a distance of 443.88 feet to a point for corner;

THENCE South 00 deg 29 min 12 sec East, a distance of 63.00 feet to a point for corner;

THENCE South 89 deg 30 min 48 sec West, a distance of 676.46 feet to a point for corner;

THENCE North 00 deg 29 min 12 sec West, a distance of 339.93 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.021 acres or 349,405 square feet more or less.

**SUBDISTRICT 1A – TRACT 1**

*SD 1A reduced/split created SD 1A – TR, SD 1A TR 2, 1B (+) per ORD 30727 (CC-12/13/2017)*

*Subdistrict 1A reduced created Subdistrict 1B per ORD 29788 (CC-6/17/2015)*

*Subdistrict 1A created per ORD 29032 (CC-6/12/2013)*

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**

*Subdistrict 1A reduced/split created Subdist 1A – Tract 2 per ORD 30727 (CC-12/13/2017)*

*Subdistrict 1A created per ORD 29032 (CC-6/12/2013)*

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 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**

*Subdistrict 1B increased and created Subdist 1C per ORD 30727 (CC-12/13/2017)*

*Subdistrict 1A reduced created Subdist 1B per ORD 29788 (CC-6/177/2015)4*

*Subdistrict 1A created per ORD 29032 (CC-6/12/2013)*

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;

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;

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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;

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;

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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**

*Subdistrict 1 reduced/split created Subdist 1C per ORD 30727 (CC-12/13/2017)*

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.

**SUBDISTRICT 1D - TRACT 1**

*Subdistrict 1-Tract 2 reduced and created Subdistrict 1D TR 1 and TR 2 per Z189-140*

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 2,033.34 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,489.77, East 2,488,604.45;

THENCE North 01 deg 51 min 04 sec West, a distance of 48.40 feet to a point for corner;

THENCE North 26 deg 48 min 13 sec East, a distance of 71.55 feet to a point for corner;

THENCE North 00 deg 01 min 51 sec West, a distance of 142.55 feet to a point for corner;

THENCE North 31 deg 55 min 17 sec East, a distance of 176.44 feet to a point for corner;

THENCE North 77 deg 10 min 12 sec East, a distance of 154.42 feet to a point for corner;

THENCE South 05 deg 32 min 43 sec East, a distance of 438.64 feet to a point for corner;

THENCE South 89 deg 35 min 36 sec West, a distance of 316.88 feet to the POINT OF BEGINNING.

CONTAINING 2.428 acres or 105,779 square feet of land, more or less.

### **SUBDISTRICT 1D - TRACT 2**

*Subdistrict 1-Tract 2 reduced and created Subdistrict 1D TR 1 and TR 2 per Z189-140*

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 1,758.81 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) grid coordinate of North 7,026,487.82, East 2,488,330.03;

THENCE North 00 deg 00 min 00 sec East, a distance of 139.62 feet to a point for corner;

THENCE South 88 deg 43 min 37 sec East, a distance of 23.01 feet to a point for corner;

THENCE North 00 deg 25 min 06 sec East, a distance of 70.04 feet to a point for corner;

THENCE North 90 deg 00 min 00 sec East, a distance of 15.34 feet to a point for corner;

THENCE North 01 deg 05 min 47 sec West, a distance of 213.74 feet to a point for corner;

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THENCE North 89 deg 52 min 24 sec East, a distance of 112.39 feet to a point for corner;  
THENCE North 00 deg 00 min 00 sec East, a distance of 196.83 feet to a point for corner;  
THENCE North 89 deg 59 min 04 sec East, a distance of 384.34 feet to a point for corner;  
THENCE South 05 deg 32 min 45 sec East, a distance of 180.09 feet to a point for corner;  
THENCE South 77 deg 10 min 12 sec West, a distance of 154.42 feet to a point for corner;  
THENCE South 31 deg 55 min 17 sec West, a distance of 176.44 feet to a point for corner;  
THENCE South 00 deg 01 min 51 sec East, a distance of 142.55 feet to a point for corner;  
THENCE South 26 deg 48 min 13 sec West, a distance of 71.55 feet to a point for corner;  
THENCE South 01 deg 51 min 04 sec East, a distance of 48.40 feet to a point for corner;  
THENCE South 89 deg 35 min 36 sec West, a distance of 274.43 feet to the POINT OF BEGINNING.

CONTAINING 4.652 acres or 202,674 square feet of land, more or less.

**SUBDISTRICT 2**

*Created per ORD 29032 (CC-6/12/2013)*

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;

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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**

*Subdistrict 3 reduced/split created Subdist 3 -Tract 1 per ORD 30087 (CC-5/11/2016)*

*Subdistrict 3 created per ORD 29032 (CC-6/12/2013)*

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;

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;

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THENCE along said curve to the Left through an angle of  $18^{\circ} 24' 22''$ , 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  $S 33^{\circ} 37' 25'' E$ , 492.770 feet;

THENCE along said curve to the Right through an angle of  $64^{\circ} 04' 29''$ , with a Radius of 464.465 feet and a length of 519.417 feet to the POINT OF BEGINNING.

**SUBDISTRICT 3 - TRACT 2**

*Subdistrict 3 reduced/split created Subdist 3 -Tract 2 per ORD 30087 (CC-5/11/2016)*

*Subdistrict 3 created per ORD 29032 (CC-6/12/2013)*

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

THENCE  $S 00^{\circ} 59' 11'' E$ , following the centerline of said Montfort Drive a distance of 470.15 feet;

THENCE  $S 89^{\circ} 32' 10'' W$ , departing the centerline of said Montfort Drive a distance of 1396.37 feet;

THENCE  $N 00^{\circ} 29' 45'' W$ , a distance of 473.93 feet to the centerline of said James Temple Drive;

THENCE  $N 89^{\circ} 41' 44'' E$ , following the centerline of said James Temple Drive a distance of 1392.35 feet to the POINT OF BEGINNING.

**SUBDISTRICT 3A**

*Subdistrict 3 reduced and created Subdistrict 3A per ORD 30087 (CC-5/11/2016)*

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  $S 00^{\circ} 29' 45'' E$ , 28.12 feet from a  $\frac{3}{4}$ -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 IA, 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**

*Created per ORD 29032 (CC-6/12/2013)*

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;

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**

*Created per ORD 29032 (CC-6/12/2013)*

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;

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;

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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**

*Created per ORD 29032 (CC-6/12/2013)*

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;  
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 for new Subdistrict 6A per ORD 30682 (CC-10/25/2017)*

*Created per ORD 29032 (CC-6/12/2013)*

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;

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 (CC-10/25/2017)*

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**

*Created per ORD 29032 (CC-6/12/2013)*

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;  
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;

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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;

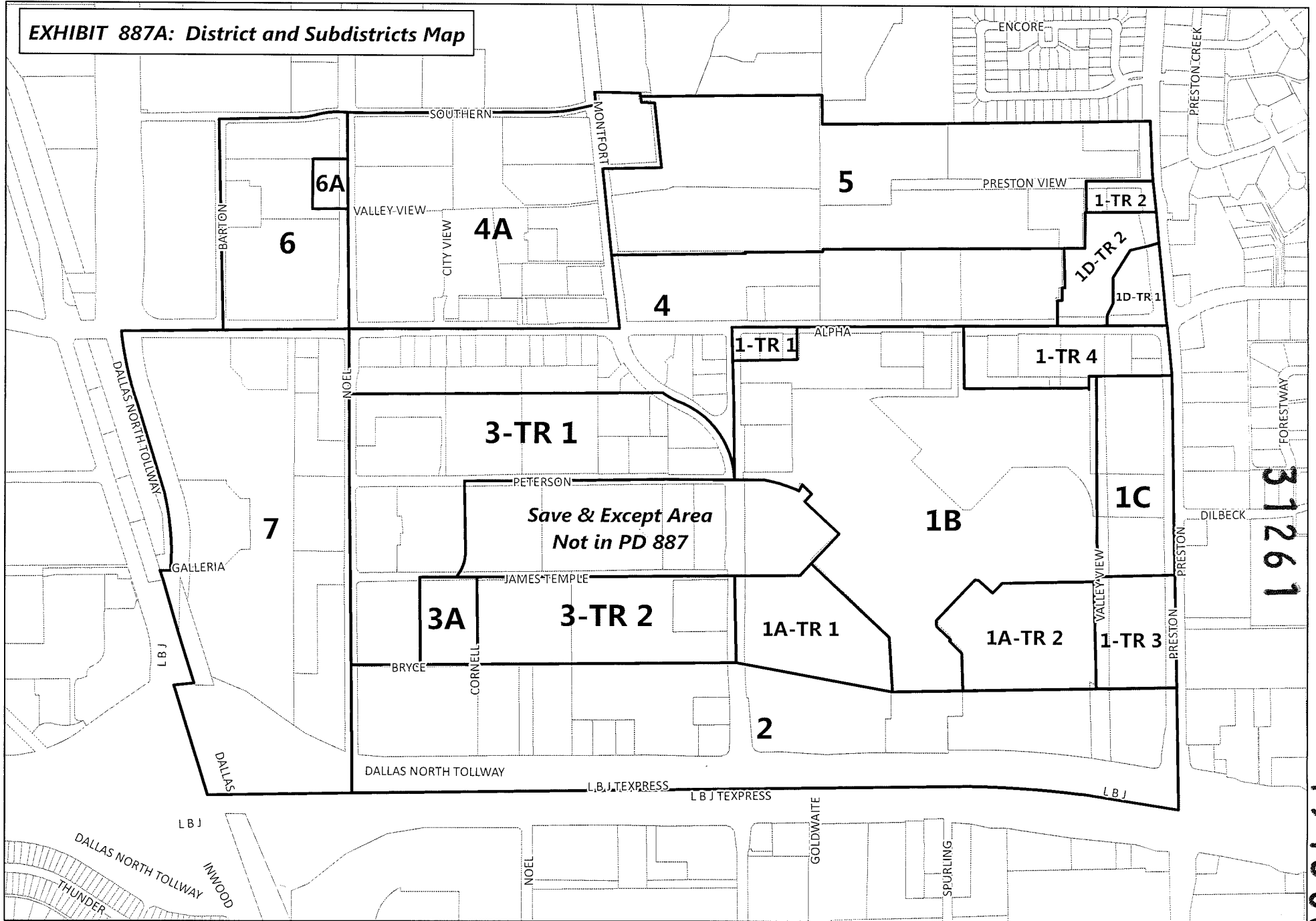
THENCE N 17° 02' 41" W, a distance of 529.508 feet to the beginning of a curve to the Right;

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.

**EXHIBIT 887A: District and Subdistricts Map**



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Z189-140\_(SD1-TR 2 (-)/split to new SD1D, SD1-TR 1, SD1-TR2, SD1-TR 3, SD1-TR 4

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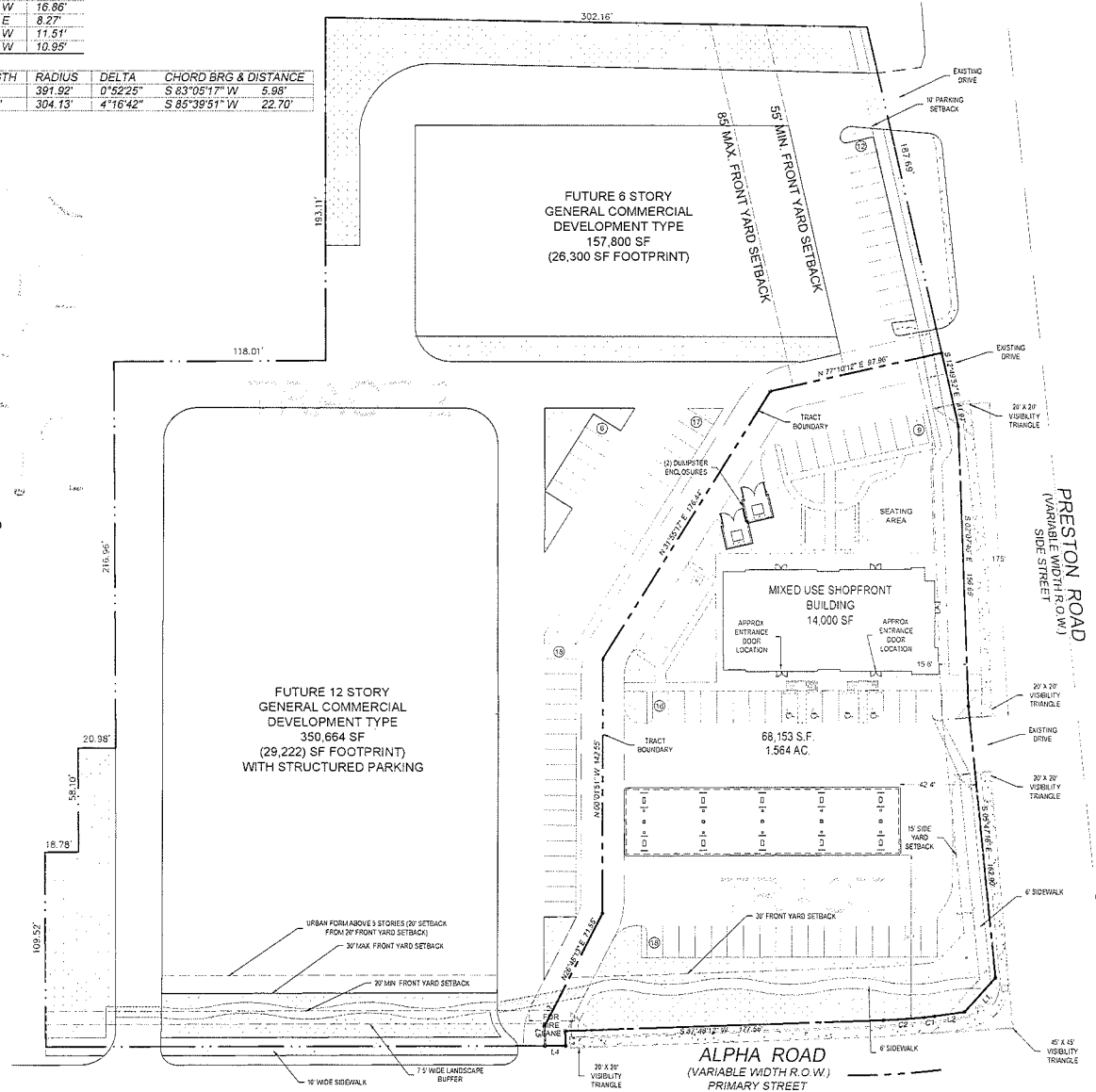
GRAPHIC SCALE  
1 INCH = 20 FEET

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VICINITY MAP

L1	S 41°52'46" W	25.86'
L2	S 81°39'27" W	16.86'
L3	S 01°43'42" E	8.27'
L4	S 89°39'45" W	11.51'
L5	N 01°51'04" W	10.95'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG & DISTANCE
C1	5.98'	391.92'	0°52'25"	S 83°05'17" W 5.98'
C2	22.71'	304.13'	4°16'42"	S 85°39'51" W 22.70'



SITE INFORMATION  
 ZONING DISTRICT: PD-887 (W/MU-12 WALKABLE URBAN MIXED USE)  
 TOTAL LAND AREA: 247,523 SF OR 5.68 AC

USE AND PARKING TABLE

TRACT 1 MIXED USE SHOPFRONT	
RETAIL AREA 1ST FLOOR	17,000 SF (MAX)
OFFICE AREA 2ND FLOOR	17,000 SF (MAX)
PARKING REQUIRED	49 SPACES
PARKING PROVIDED	49 SURFACE SPACES

TRACT 2 CONCEPTUAL DEVELOPMENT GENERAL COMMERCIAL	
OFFICE - PRESTON RD	1157,800 SF
OFFICE - ALPHA RD	292,220
PARKING REQUIRED	1,392 SPACES
PARKING PROVIDED	1,232 SPACES IN GARAGE 53 SURFACE SPACES

TRACT 1

MAXIMUM SURFACE PARKING	
133 SF / SURFACE PKG SPACE	7,497 SF
MAX. 15% OF LOT AREA	10,229 SF

OPEN SPACE REGULATIONS

TRACT 1 LAND AREA	68,153 SF
REQUIRED 4% OF LAND AREA	2,726 SF
TOTAL BUILDING FLOOR AREA	14,000 SF
REQUIRED 1 SF/28 SF OF BUILDING	500 SF
MIN. OPEN SPACE REQUIRED	3,226 SF
TOTAL PROVIDED	15,793 SF

TRACT 2

MAXIMUM SURFACE PARKING	
133 SF / SURFACE PKG SPACE	8,109 SF
MAX. 15% OF LOT AREA	10,229 SF

OPEN SPACE REGULATIONS

LAND AREA	179,370 SF
REQUIRED 4% OF LAND AREA	7,174 SF
TOTAL BUILDING FLOOR AREA	350,664
REQUIRED 1 SF/28 SF OF BUILDING	12,524
MIN. OPEN SPACE REQUIRED	15,750
TOTAL PROVIDED	21,986

Exhibit 887F  
 Planned Development  
 District No. 887

Approved  
 City Plan Commission  
 May 2, 2019

NWC 7-11 PRESTON AND ALPHA  
 CITY OF DALLAS, TEXAS

03/11/2019  
 PROJECT NUMBER  
 CASE NUMBER

BALDWIN  
 ASSOCIATES  
 3904 Elm Street, Suite B  
 Dallas, TX 75226  
 MOBILE: 214.720.7049  
 OFFICE: 214.824.7849  
 rob@baldwinplanning.com

Baldwin  
 Associates

1 DEVELOPMENT PLAN  
 SCALE: 1" = 30'-0"

20 0 10 20 40 80

Z189-140

191050

31261

**CAUTION** IN ACCORDANCE WITH THE CITY OF DALLAS, TEXAS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THESE PLANS.

**PLANT MATERIAL LIST SUMMARY CHART**

QNTY	TYPE	SIZE	HT	NOTES
<b>CANOPY TREES</b>				
15	STREET TREE	4" CAL.		LARGE CANOPY
15	SITE TREE	4" CAL.		LARGE CANOPY
9	SITE TREE	2.5" CAL.		SMALL CANOPY
<b>SHRUBS</b>				
136	EVERGREEN	7 GAL.		36" MIN.
<b>GROUNDCOVERS</b>				
400	PERENNIAL PLANTS	3 GAL.		24" TRIANGULAR SP.
1,600	TURF GRASS			SOD - SY

**DESIGN STANDARDS**

- (b) STREET BUFFER; MINIMUM 10' WIDTH LANDSCAPE STRIP ALONG PUBLIC FRONTAGE AS SHOWN
- (c) SCREENING OF OFF-STREET PARKING
- (f) PEDESTRIAN FACILITIES; MINIMUM AREA OF 3,500 SF (5% OF LOT AREA SEATING AREA TO BE PROVIDED ON LANDSCAPE PERMIT PLAN
- (i) ENHANCED PEDESTRIAN WALKWAYS; MIN. 5% OF LOT AREA (3,408 SF)

NOTE: AUTOMATIC IRRIGATION TO BE PROVIDED IN ACCORDANCE WITH CITY DALLAS REQUIREMENTS.

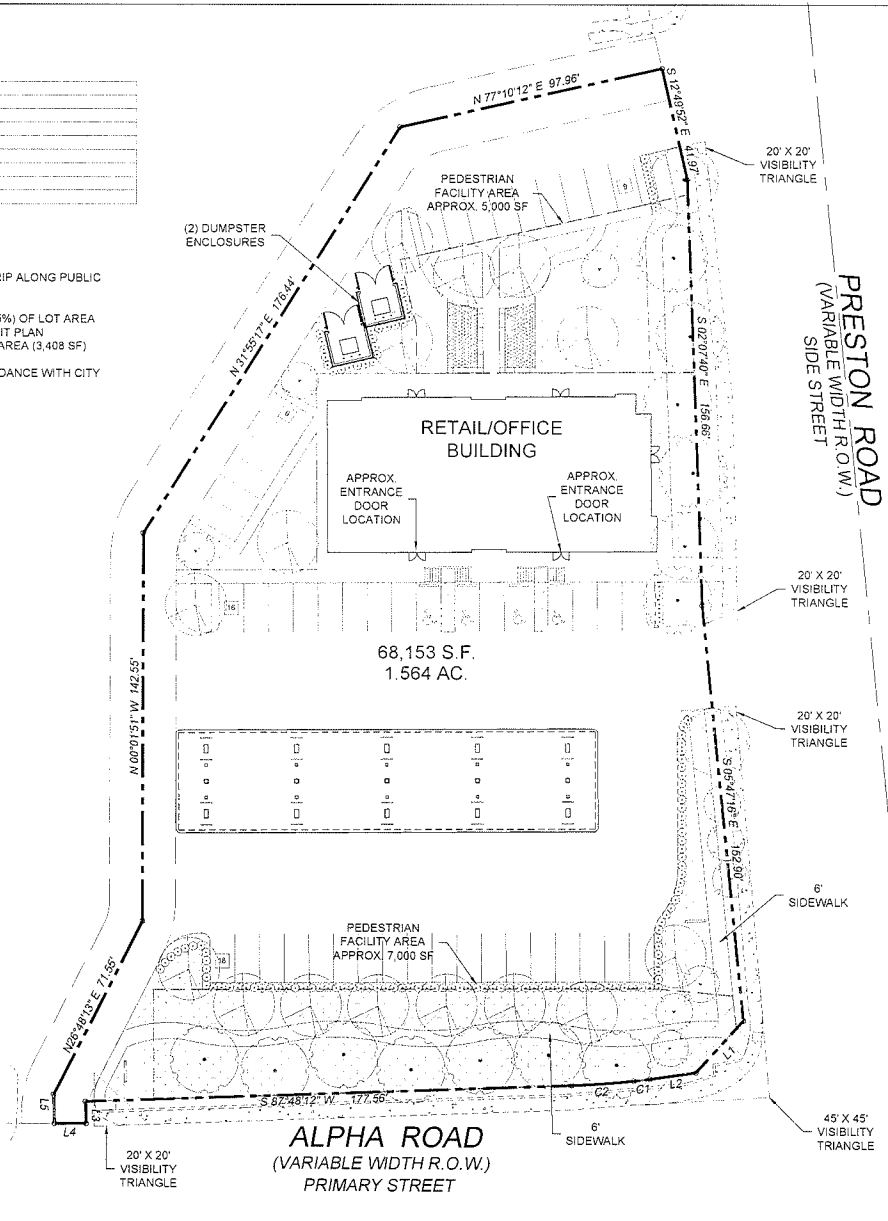
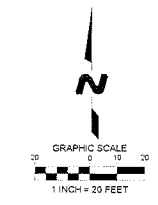


Exhibit 887G  
 Planned Development  
 District No. 887  
 Approved  
 City Plan Commission  
 May 2, 2019



CASE #Z167-386



Baldwin Associates

NO.	DATE	REVISION DESCRIPTION

LANDSCAPE PLAN	PROJECT NO. 16237	SHEET NO. 300000
3 ELEVEN STORE NWC PRESTON & ALPHA DALLAS, TEXAS	DATE 11/07/17	SCALE 1/8"=1'-0"

SHEET LP1



31261

191050

MF-1(A)

TH-3(A)  
ENCORE DR

PRESTONDELL DR

PD 887  
(Subdistrict 5)  
Alpha North\_WR-5

PRESTON VIEW BLVD

PRESTON CREEK DR  
PRESTON CREEK PL

PD 887  
(Subdistrict 4)  
Alpha Corridor\_WMU-12

RR

R-16(A)

ALPHA RD

ALPHA RD

ALPHA RD

PD  
887

SUP  
1390

SUP  
1389

PD 887  
(Subdistrict 1-TR 2)  
Midtown Center\_WMU-12

PD  
17

FORESTWAY DR

PD 887  
(Subdistrict 1B)  
Midtown Core\_WMU-20

PD 887  
(Subdistrict 1C)  
Midtown Center\_WMU-12

DILBECK LN



1:3,600

# ZONING MAP

Case no: Z189-140

Date: 3/1/2019



## 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 JUN 26 2019

ORDINANCE NUMBER 31261

DATE PUBLISHED JUN 29 2019

ATTESTED BY: