

ORDINANCE NO. 31570

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 15/3976 on the southeast corner of Castle Street and Montclair Avenue; fronting approximately 60 feet on the south line of Castle Street; fronting approximately 150 feet on the east line of Montclair Avenue; and containing approximately 0.2064 acre,

from an R-7.5(A) Single Family District to Subdistrict 2A within Planned Development District No. 714 (West Commerce Street/Fort Worth Avenue Special Purpose District); amending Article 714, "PD 714," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the expansion of the planned development district; providing a revised subdistrict boundary map; providing a revised perimeter and subdistrict 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 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 714 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 an R-7.5(A) Single Family District to Subdistrict 2A within Planned Development District No. 714 on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That Section 51P-714.102, "Property Location and Size," of Article 714, "PD 714," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 249.1 [~~248.9~~] acres."

SECTION 3. That the subdistrict boundary map, Exhibit 714A of Article 714, "PD 714," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 714A attached to this ordinance.

SECTION 4. That the verbal description of the district and subdistrict boundaries, Exhibit 714B of Article 714, "PD 714," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 714B attached to this ordinance.

SECTION 5. That development of this district must comply with the full-scale version of Exhibit 714A (subdistrict boundary map) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 6. 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 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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SECTION 8. 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 9. 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 10. 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, City Attorney

By  _____
Assistant City Attorney

Passed JUN 24 2020

EXHIBIT A

Being an 8,991 square feet (0.2064 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of Lot 1, Block 15/3976 of Flanders Heights, an addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 90, Page 20 of the Deed Records, Dallas County, Texas, being that same tract of land conveyed to Dallas Lite and Barricade, Inc. by General Warranty Deed recorded in Document No. 201500194130 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod being the Northwest corner of the herein described tract, common with the Southeast intersection of N. Montclair Avenue, (called 39 foot right-of-way) and Castle Street (called 66 foot right-of-way);

THENCE North 89 degrees 15 minutes 38 seconds East, departing the easterly right-of-way line of said N. Montclair Avenue, along the northerly line of the herein described tract, common with the southerly right-of-way line of said Castle Street, a distance of 59.19 feet to a found 5/8 inch iron rod for the Northeast corner of the herein described tract, common with the most northwesterly corner of a tract of land conveyed to Dallas Lite and Barricade, Inc. (159,371 square feet) by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas;

THENCE South 03 degrees 53 minutes 58 seconds West, departing the southerly right-of-way line of said Castle Street, along the easterly line of the herein described, a distance of 154.79 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the Southeast corner of the herein described tract from which a found 5/8 inch rod reference bears South 07 degrees 06 minutes 23 seconds West, a distance of 4.19 feet;

THENCE North 86 degrees 06 minutes 02 seconds West, along the southerly line of the herein described tract, a distance of 59.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the Southwest corner of the herein described tract, lying on the easterly right-of-way line of said N. Montclair Avenue from which a found 5/8 inch rod reference bears South 22 degrees 34 minutes 27 seconds West, a distance of 5.52 feet;

THENCE North 03 degrees 53 minutes 58 seconds East, along the westerly line of the herein described tract, common with the easterly right-of-way line of said N. Montclair Avenue, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 8,991 square feet or 0.2064 acre of land, more or less.

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EXHIBIT 714B**PERIMETER***(expansion under Z190-206_CC-6/24/2020)*

BEGINNING at the point of intersection of the centerline of Yorktown Street and N. Beckley Avenue, proceeding west along the centerline of Yorktown Street to its intersection with the common line between Lot 2 in City Block A/4021 and Tract 3B2 in Block 6816 projected north;

THENCE in a southerly direction along said common line, passing the intersection of the common line between the north line of lot 1 and the south line of 2 in City Block A/4021, continuing in a southerly direction with the common line of said Tract 3B2 and Lot 1, Block A/4021 projected to the center line of Interstate Highway 30;

THENCE in a southwesterly and northwesterly direction along the centerline of I-30 to its intersection with the centerline of Fort Worth Avenue and the centerline of Plymouth Road projected north;

THENCE in a southerly direction along the centerline of Plymouth Road to its intersection with the projected common line between City Blocks E/5930 and F/5930;

THENCE in a southwesterly direction along said common Block line to its intersection with the centerline of an alley between City Blocks E/5930 and D/15930;

THENCE in a southeasterly direction along said alley centerline to its intersection with the centerline of an alley between City Blocks D/5930 and F/5930;

THENCE in a southwesterly direction along the centerline of an alley that separates City Blocks D/5930, C/59330, B/5930, A/5930 and F/5930 until its intersection with the centerline of an alley running through Block 11/4796;

THENCE in a westerly direction along the centerline of said alley projected to its intersection with Hampton Road;

THENCE in a southerly direction along centerline of Hampton Road to its intersection with the centerline of W. Colorado Boulevard;

THENCE in a northwesterly direction along the centerline of W. Colorado Boulevard to its point of intersection with the projected centerline of Anniels Drive;

THENCE in a southerly direction along centerline of Anniels Drive to its intersection with the common line between City Blocks A/4689 and 4690;

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THENCE South 00° 01' 52" West along the said common Block lines, also being the west line of the Stevens Park Hospital, Inc. tract and the west line of the Stevens Park Golf Course as recorded in Volume 1463, Page 140 and 143, Deed records, Dallas County, Texas, 623.45 feet to a 3/4 inch iron pipe found for corner;

THENCE South 89° 45' 17" West along the north line of Wedgewood Tower, Inc. tract as recorded in Volume 93176, Page 7300, passing at 605.00 feet the northwest corner thereof and continuing with the north line of Wedglea Manor Condo, Phase III as recorded in Volume 83226, Page 2814 at approximately 921.95 feet to the northwest corner of said tract for a point corner;

THENCE approximately 445 feet in southerly direction along said common line to its point of intersection with the southern boundary line of Tract 9.1 in City Block 6173 and the extended west line of Lot 1 in City Block C/6173;

THENCE in a southwesterly direction following the said common line between City Blocks 6173 and C/6173, continuing along said line that is the common line between Lot 1 in City Block D/6173 and Tract 9.1 in City Block 6173; crossing Bahama Drive and continuing in a southwesterly direction along the common line between Lot 3 (12.337 acs) in City Block E/6173 and Lot 2 (16.245 acs) in City block A/6173 to a point for corner;

THENCE in a westerly direction along said common line approximately 150 to its intersection with the common line between the western boundary of Lot 3 of Block E/6173 and the eastern boundary line of Tracts 5, 6, 7 & 8 (3.275 acs) in City block 6071;

THENCE continuing along said common line for the following three calls:

In a northerly direction approximately 170.89 feet to point for corner on said common line;

In a westerly direction approximately 128.66 feet to point for corner on said common line;

In a northerly direction approximately 327 feet to point for corner which is the point of intersection of the west line of Lot 3 of Block E/6173, the north line of Tracts 5, 6, 7 & 8 (3.275 acs) in City block 6071 with the southeast corner of Lot 1 (0.6818 acs) in City Block A/6071;

THENCE in a west and southwesterly direction along the common line between the south boundary line of Lot 1 (0.6818 acs) in City Block N6071, Tracts 3 and Tract 4 in City Block 6071 with the north boundary line of north line of Tracts 5, 6, 7 & 8 (3.275 acs) in City Block 6071 to its intersection with the centerline of Westmount Avenue;

THENCE in a southerly direction along the centerline of Westmount Avenue to its point of intersection with the common line between Lot 3 and Tract 1 in City Block 6070 projected east;

THENCE following the dividing line between City Block 6072 Lot 3, 4, Tracts 5, 6, 7, 8, 10, and 11 in City Block 6070 and Lot 1 and Tract 10 in City Block 6072 with Tract 1 and 2 in Block

6070 and Tract 1 and 2 in Block 6072 for the following four calls, departing the centerline of Westmount Avenue:

- In a westerly direction approximately 265 feet to a point for corner;
- In a southerly direction approximately 245.45 feet to a point for corner;
- In a westerly direction approximately 32.45 feet to a point for corner;
- In a southerly direction approximately 133.99 feet to the point of intersection of the common line between Tracts 2 and 3 in City Block 6072;

THENCE in a westerly direction along said common line, projected west to the centerline of Hartsdale Drive;

THENCE in a southerly direction along the centerline of Hartsdale Drive to the intersection with the centerline of Breeze Street;

THENCE in a westerly direction along the centerline of Breeze Street to its point of intersection with the centerline of Ravine Drive;

THENCE in a northerly direction along the centerline of Ravina Drive to its point of intersection with the common line between Lots 37-38 and Lots 39-42 in City Block 1/4183;

THENCE in a westerly direction along said common line to its point of intersection with the common line between City Block 4150 and 1/4183;

THENCE in a southerly direction along said common line to its point of intersection with the centerline of Avon Street;

THENCE in a westerly direction along the centerline of Avon Street to its point of intersection with the north projected centerline of an alley running through City Block 1/4153;

THENCE in a southerly direction along said alley centerline to the point of intersection of the common line between Lots 4 and 5 in City block 1/4153 projected east;

THENCE in a westerly direction along said common line to its point of intersection with the centerline of Westmoreland Road;

THENCE in a northerly direction along the centerline of Westmoreland Road to the point of intersection with the common line between Lot 1 (4.5896 acs) in City Block 6171 and Lot 1 (2.5181 acs) in City Block A/6172;

THENCE in an easterly direction along said line that divides Lots 1 and 2 in City Block 6171 and Lot 1 in Block 1/6171 with Lot 1 in Block A/6172 and part Lots 75-84 and 85 (per DCAD Records) in Block 6172, in all approximately 1,500 feet to the point of intersection with the centerline of Hartsdale Drive;

THENCE in a northerly direction along the centerline of Hartsdale Drive to its point of intersection with the centerline of an alley that runs between City Block 5/6170 and 6/6170;

THENCE in an easterly direction along the centerline of said alley to its point of intersection with the centerline of Westmount Avenue;

THENCE in a northerly direction along the centerline of Westmount Avenue to its point of intersection with the common line between a part of Lot 11 (58x208) in City Block 6169 and a tract of land described in DCAD records as part of Lot 11 Block 6169 Lots 15-16 in Block B/6169;

THENCE in an easterly direction approximately 536 feet along said common line to its point of intersection with the common line between City Block A/6168 Lot 1 and part of Lot 11 Block 6169 Lots 15-16 in Block B/6169;

THENCE in a northerly direction along said common line to its point of intersection with the common line between the north line of Lot 1 in City Block A/6168 with the south line of Tract 2 in City Block 6168

THENCE in an easterly and southeasterly direction along said common line to its point of intersection with the common line between Tract 1 and 2 in City Block 6168;

THENCE a northeasterly direction along said common line to the point of intersection with the centerline of Jacqueline Drive;

THENCE in a northwesterly direction along the centerline of Jacqueline Drive to its point of intersection with the centerline of W. Colorado Boulevard;

THENCE in a northeasterly direction along the centerline of W. Colorado Boulevard to its point of intersection with the centerline of Walter Drive;

THENCE in a southeasterly direction along the centerline of Walter Drive to its point of intersection with the projected centerline of an alley running through City Block 6/4726;

THENCE in a northeasterly direction along the centerline of said alley, crossing W. Colorado Boulevard and continuing along the centerline of an alley running through City Block 1/4724 projected to its point of intersection with the centerline of Hampton Road;

THENCE in a northerly direction along the centerline of Hampton Road to its intersection with the centerline line of Remond Street;

THENCE in an easterly direction along the centerline of Remand Street to its intersection with the projected common line between lot T and a tract of land in City Block 6157 measuring 45 x 221.45 x 273.62 x 172.54;

THENCE in a northerly direction along said common line projected to its intersection with the centerline of I-30;

THENCE in a southeasterly direction along the centerline of I-30 to the point of intersection with the projected centerline of Fort Worth Avenue and the projected centerline of Plymouth Road projected north;

THENCE proceeding in a northeasterly direction along the centerline of said Plymouth Road projected to the northeast; to a point that is the common line between a 28.4504 acs tract in City Block 6157 and tract 32 (1.782 acs) in same City Block, to a point for corner;

THENCE in a northwesterly direction along said common tract line to the point of intersection of the common line between the north line of tract 32 in City Block 6157 with the south line of lot 1 in City Block A/6157;

THENCE in a easterly direction along said common line projected approximately 365 feet to the point of intersection with the common line between a 3.3732 ac. tract in City Block 6157 and lot 1B in same City Block;

THENCE in a northern direction along said common line to the point of intersect with the common line between Lots 1B and 1A in City Block 6157;

THENCE in an eastern direction along said common line between Lots 1B and 1A in City Block 6157; crossing Vilbig Road and continuing along the common line between lots 17 and 18 and lots 7 and 8 in City Block 2/3958 to the point of intersection with the centerline of Navarro Street;

THENCE in a southern direction along the centerline of Navarro Street to the point of intersection with the common line between lots 7 and 8 in City Block 1/3958 projected west;

THENCE in an easterly direction along said common line, passing through split tract 1 (1.8131 acs) in City Block 1/3958 projected to the centerline of Neal Street;

THENCE in a northerly direction along the centerline of Neal Street to the point of intersection with the common line between the south line of lots 14 and 15 and the north line of tract 15 in City Block B/3958, projected east to the centerline of Montclair Ave;

THENCE in a northerly direction along the centerline of Montclair Avenue, ~~approximately 348.00 feet, to the point of intersection with the westerly projected line of the common line between an unnamed tract of land and said lot 1 in City Block 15/3976;~~

~~THENCE in an easterly direction, approximately 80 feet along said common line to the point of intersection with the east line of the unnamed tract and the west line of lot 1 in City Block 15/3976;~~

~~THENCE in a northerly direction, approximately 183 feet along said common east/west line projected north, to the point of its intersection with the centerline of Castle Street;~~

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THENCE in an easterly direction along the centerline of Castle Street to its intersection with the centerline of Windomere Avenue;

THENCE approximately 111 feet in a southerly direction along the centerline of Windomere Avenue to a point for corner on a line projected east towards N. Edgefield Ave;

THENCE in an easterly direction along said projected line, passing through the center of lots 1 and 2 in City Block 16/3977 to a point for corner on the centerline of N. Edgefield Avenue;

THENCE in a northerly direction along the centerline of N. Edgefield to its intersection with the centerline of Castle Street;

THENCE in an easterly direction along the centerline of Castle Street to the point of intersection with the centerline of an alley running through City Block 13/3974;

THENCE in a northerly direction along centerline of said alley to its intersection with common line between tracts 3.1, 3.3 and 3 and the tracts 4 and 3.4 in City Block 13/3974;

THENCE approximately 300 feet in an easterly direction along said common line to a point for corner on the centerline of Winnetka Avenue;

THENCE in a northerly direction along the centerline of Winnetka Avenue to its intersection with the centerline of Flanders Street;

THENCE in an easterly direction along the centerline of Flanders Street to its intersection with the centerline of Willomet Avenue;

THENCE in a northerly direction along the centerline of Willomet Avenue to its intersection with the centerline of Folsom Street;

THENCE in an easterly direction along the centerline of Folsom Street, approximately 215 feet to the point of intersection with the common line between Lots 10 and 11 in City Block 3/4009 projected south;

THENCE in a northerly direction along said common line to the point of intersection with the centerline of the alley running through City block 3/4009;

THENCE in an easterly direction along the centerline of said alley, approximately 156 feet to a point for corner on the west line of Tract 1 in City Block 4015, said point also being the common line between Block 3/4009 and the west line of Tract 1 in City Block 4015;

THENCE in a southerly direction along said common line, approximately 156 feet to a point for corner on the west line of Tract 1 in City Block 4015, said point also being at the point of intersection of the centerline of the formerly abandoned Folsom Street;

THENCE in a northeasterly direction approximately 113.38 feet along a line projected through said Tract 1 in City Block 4015, to the point of intersection with the west line of lot 2 in City Block 4015;

THENCE in a northeasterly along the west line of Lot 2 in said Block, approximately 111 feet to a point for corner, which is the common line between Tract 1 and Lots 2, 3 and 4 in City Block 4015;

THENCE in an easterly direction along common line between Tract 1 and Lots 2, 3 and 4 in City Block 4015 to its intersection with the common line between Block 4015 and B/4017;

THENCE in a northerly direction along said common line to its point of intersection with the centerline of Seale Street;

THENCE in an easterly direction along the centerline of Seale Street to its intersection with the centerline of Sylvan Ave;

THENCE in a south and southeasterly direction along the centerline of Sylvan Avenue to the intersection of the centerline of Evanston Avenue at the "Y" split of Sylvan Avenue;

THENCE in a generally northeasterly direction along the centerline of Sylvan Avenue at the "Y" split at Evanston Avenue, crossing Seale Street, Pollard Street and Commerce Street, to its intersection with the centerline of the T&P Railroad;

THENCE in a northeasterly direction along the centerline of the T&P Railroad to its intersection with the centerline of N. Beckley Avenue;

THENCE in a generally southeasterly and southerly direction along the centerline of N. Beckley Avenue to the point of intersection with the centerline of Yorktown Street, the POINT OF BEGINNING.

SUBDISTRICT 1

BEGINNING at a point at the intersection of the centerline of Yorktown Street and Pittman Street (west), proceeding west along the centerline of Yorktown Street to its intersection with the projected common line between Lot 2 in City Block A/4021 of Fort Worth/Sylvan Addition as recorded in Volume 96044, Page 5857, Deed Records of Dallas County, Texas and Tract 3B2 in Block 6816;

THENCE in a southerly direction along said projected common line, passing at a distance of 40.0 feet the southeast line of Fort Worth Avenue and the northeast corner of said Lot 2, continuing with the said common line, in all a distance of 163.18 feet to a 5/8 inch iron rod at the common east corner of said Lot 2 and Lot 1, Block A/4021 of the said Fort Worth/Sylvan Addition;

THENCE, S 89°06'31" W, with the common line of said Lot 1 and Lot 2, a distance of 30.00 feet to a "x" cut on concrete pavement;

THENCE, S 42°20'00" w, continuing with the said common line, a distance of 141.07 feet to a 3/8 inch iron rod at the southwest corner of said Lot 2;

THENCE, N 47°40'00" W, continuing with the said common line, passing at a distance of 62.50 feet the common north corner of said Lot 1 and Lot 2 and the southeast line of Fort Worth Avenue, continuing in all a distance of 112.50 feet to the center line of Fort Worth Avenue;

THENCE, S 42°20'00" W, with the center line of Fort Worth Avenue to the intersection of the center line of Fort Worth Avenue with the center line of Sylvan Avenue to the north;

THENCE in a generally northwesterly and northeasterly direction along the centerline of Sylvan Avenue, crossing Fort Worth Avenue, Evanston Avenue, Seale Street, Pollard Street, and Commerce Street, to its intersection with the centerline of the T&P Railroad;

THENCE in a northeasterly direction along the centerline of the T&P Railroad to its intersection with the centerline of N. Beckley Avenue;

THENCE in a generally southeasterly and southerly direction along the centerline of N. Beckley Avenue, to the POINT OF BEGINNING.

SUBDISTRICT 1A

BEGINNING at a point at the centerline of Yorktown Street and N. Beckley Avenue, proceeding west along the centerline of Yorktown Street to its intersection with the centerline of Pittman Street (west);

THENCE in a northerly direction along the centerline of Pittman Street (west) to the centerline of Fort Worth Avenue/Commerce Street;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue/Commerce Street (approximately 200 feet) to its intersection with the centerline of Pittman Street (east);

THENCE in a northwesterly direction along the centerline of Pittman Street (east) crossing the centerline of W. Main Street on to the intersection with the southwest corner of Lot 85 in City Block 6822;

THENCE in a northwesterly along the west line of Lot 85 of Block 6822 to its intersection with the southeast corner of Lot 33-A in City Block 6819;

THENCE in a northeasterly direction along the common line between the said Lots 33-A and Lot 85 in blocks 6819 and 6822, respectively, to the intersection with the centerline of the T&P Railroad;

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THENCE in a northeasterly direction along the centerline of the T&P Railroad to its intersection with the centerline of N. Beckley Avenue;

THENCE in a southeasterly direction along the centerline of N. Beckley Avenue, to the POINT OF BEGINNING.

SAVE AND EXCEPT the following tract of land, that is the new Subdistrict 1D, described further in this EXHIBIT;

SUBDISTRICT 1B

BEGINNING at a point at the intersection of the centerline of Yorktown Street and Pittman Street (west), proceeding west along the centerline of Yorktown Street to its intersection with the projected common line between Lot 2 in City Block A/4021 of Fort Worth/Sylvan Addition as recorded in Volume 96044, Page 5857, Deed Records of Dallas County, Texas and Tract 3B2 in Block 6816;

THENCE in a southerly direction along said projected common line passing at an approximate distance of 40.0 feet the southeast line of the Fort Worth Avenue and the northeast corner of said Lot 2, continuing with the said common line, in all an approximate distance of 163.2 feet to a point at the common east corner of said Lot 2 and Lot 1, Block A/4021 of the said Fort Worth/Sylvan Addition;

THENCE, westerly, with the common line of said Lot 1 and Lot 2, a distance of approximately 30 feet to a point;

THENCE, southwesterly, continuing with the said common line, a distance of approximately 141 feet to a point at the southwest corner of said Lot 2;

THENCE, northwesterly, continuing with the said common line, passing at an approximate distance of 62.5 feet the common north corner of said Lot 1 and Lot 2 and the southeast line of Fort Worth Avenue, continuing in all an approximate distance of 112.5 feet to the center line of Fort Worth Avenue;

THENCE, southwesterly, with the center line of Fort Worth Avenue an approximate distance of 350.0 feet to the intersection of the center line of Fort Worth Avenue with the center line of Sylvan Avenue;

THENCE in a generally northwesterly and northeasterly direction along the centerline of Sylvan Avenue, crossing Evanston Avenue, Seale, Pollard, Commerce/West Commerce Streets, to its intersection with the centerline of the T & P Railroad;

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THENCE in a northeasterly direction along the centerline of the T & P Railroad to its intersection with the common line between Lot 33-A in City Block 6819 and Lot 85 City Block 6822 projected north;

THENCE in a southwesterly direction along said common lot lines to its intersection with the southeast corner of Lot 33-A in City Block 6819;

THENCE in a southeasterly direction along the west line of Lot 85 of Block 6822 to its intersection with the southwest corner of Lot 85 in City Block 6822;

THENCE in a southeasterly direction along said west line to the point of intersection with the centerline of W. Main Street and Pittman Street (east);

THENCE continuing in a southeasterly direction along the centerline of Pittman Street (east) to its intersection with the centerline of Fort Worth Avenue/West Commerce Street;

THENCE in a southwesterly direction (approximately 200 feet) along the centerline of Fort Worth Avenue/West Commerce Street to its intersection with the centerline of Pittman Street (west);

THENCE in a southerly direction along the centerline of Pittman Street (west) to the centerline of Yorktown Street, the POINT OF BEGINNING.

SUBDISTRICT 1C

BEGINNING at a point at the intersection of the centerline of Sylvan Avenue with the centerline of Fort Worth Avenue;

THENCE, Northeasterly, with the centerline of Fort Worth Avenue an approximate distance of 350.0 feet to a point at the intersection of the centerline of Fort Worth Avenue with the projected common line of Lot 1 and Lot 2, Block A/4021 of Fort Worth/Sylvan Addition as recorded in Volume 96044, Page 5857, Deed Records of Dallas County, Texas;

THENCE, Southeasterly, departing the centerline of Fort Worth Avenue, passing at an approximate distance of 50.0 feet the southeast line of Fort Worth Avenue and the common north corner of Lot 1 and Lot 2, Block A/4021, continuing with the common line of said Lot 1 and Lot 2, in all an approximate distance of 112.5 feet to a point at the southwest corner of said Lot 2;

THENCE, Northeasterly, continuing with the said common line, an approximate distance 141 feet to a point;

THENCE, Easterly, continuing with the said common line, an approximate distance of 30 feet to a point at the common east corner of said Lot 1 and Lot 2 and in the common line of Block A/4021 and Block 6816;

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THENCE, Southerly, with the common line of said Block A/4021 and Block 6816, passing at an approximate distance of 898.3 feet a point in the northwest line of Interstate Highway 30 (a variable width right of way), continuing in all an approximate distance of 1,072 feet to the centerline of Interstate Highway 30;

THENCE, Southwesterly, with the centerline of Interstate Highway 30, passing the centerline of Sylvan Avenue to the south, continuing to the intersection of the centerline of Interstate Highway 30 with the centerline of Sylvan Avenue to the north;

THENCE, Northwesterly, with the centerline of Sylvan Avenue to the POINT OF BEGINNING.

SUBDISTRICT 1D

BEING all of Lots 5 through 10 of Block 9/6813, in the City of Dallas, Dallas County Texas and containing approximately .98 acres of land.

SUBDISTRICT 2

BEGINNING at a point at the intersection of the centerline of Fort Worth Avenue and Sylvan Avenue, proceeding southerly along the centerline of Sylvan Avenue to the point of intersection with the centerline of I-30;

THENCE in a southwesterly and northwesterly direction along the centerline of I-30 to its intersection with the centerline of Fort Worth Avenue and the centerline of Plymouth Road projected north;

THENCE proceeding in a northerly direction along the centerline of said Plymouth Road projected to the northeast to a point that is the common line between a 28.4504 acs. Tract in City Block 6157 and Tract 32 (1.782 acs) in same City Block, for a point for corner;

THENCE in a northwesterly direction along said common tract line to the point of intersection of the common line between the north line of Tract 32 in City Block 6157 with the south line of Lot 1 in City Block A/6157;

THENCE in an easterly direction along said common line, approximately 365 feet to the point of intersection with the common line between a 3.3732 ac. tract in City Block 6157 and Lot 1B in same City Block;

THENCE in a northern direction along said common line to the point of intersect with the common line between Lots 1B and 1 A in City Block 6157;

THENCE in an eastern direction along said common line between Lots 1B and 1A in City Block 6157, crossing Vilbig Road and continuing along the common line between Lots 11 and Tract 18

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and Lots 7 and 8 in City Block 2/3958 to the point of intersection with the centerline of Navarro Street;

THENCE in a southern direction along the centerline of Navarro Street to the point of intersection with the common line between Lots 7 and 8 in City Block 1/3958, projected west;

THENCE in an easterly direction along said common line, passing through split Tract 1 (1.8131acs) in City Block 1/3958 projected on to the centerline of Neal Street;

THENCE in a northerly direction along the centerline of Neal Street to the point of intersection with the common projected line between the south line of Lots 14 and 15 and the north line of Tract 15 in City Block B/3958, projected east to the centerline of Montclair Ave;

THENCE in a northerly direction along the centerline of Montclair Avenue, approximately 348.00 feet, to the point of intersection with the westerly projected line of the common line between an unnamed Tract of land with said Lot 1 in City Block 15/3976;

THENCE in an easterly direction, approximately 80 feet along said common line to the point of intersection with the east line of the unnamed tract and the west line of lot 1 in City Block 15/3976;

THENCE in a northerly direction, approximately 183 feet along said common east/west line projected north, to the point of intersection with the centerline of Castle Street;

THENCE in an easterly direction along the centerline of Castle Street to its intersection with the centerline of Windomere Avenue;

THENCE approximately 111 feet in a southerly direction along the centerline of Windomere Avenue to a point for corner on a line projected east towards Edgefield Ave;

THENCE in an easterly direction along said projected line, passing through the center of lots 1 and 2 in City Block 16/3977 to a point for corner in the centerline of N. Edgefield Avenue;

THENCE in a northerly direction along the centerline of N. Edgefield to its intersection with the centerline of Castle Street;

THENCE in an easterly direction along the centerline of Castle Street to the point of intersection with the centerline of an alley running through City Block 13/3974;

THENCE in a northerly direction along centerline of said alley to its intersection with common line between tracts 3.1, 3.3 and 3 and the tracts 4 and 3.4 in City Block 13/3974;

THENCE approximately 300 feet in an easterly direction along said common line to a point for corner on the centerline of Winnetka Avenue;

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THENCE in a northerly direction along the centerline of Winnetka Avenue to its intersection with Flanders Street

THENCE along the centerline of Flanders Street in an easterly direction to its intersection with the centerline of Willomet Avenue;

THENCE in a northerly direction along the centerline of Willomet Avenue to its intersection with the centerline of Folsom Street;

THENCE in an easterly direction along the centerline of Folsom Street, approximately 215 feet to the point of intersection with the common line between Lots 10 and 11 in City Block 3/4009 projected south;

THENCE in a northerly direction along said common line to the point of intersection with the centerline of the alley running through City block 3/4009;

THENCE in an easterly direction along the centerline of said alley, approximately 156 feet to a point for corner on the west line of Tract 1 in City Block 4015, said point also being the common line between Block 3/4009 and the west line of Tract 1 in City Block 4015;

THENCE in a southerly direction along said common line, approximately 156 feet to a point for corner on the west line of Tract 1 in City Block 4015, said point also being at the point of intersection of the centerline of the formerly abandoned Folsom Street;

THENCE in a northeasterly direction along a line, approximately 113.38 feet projected to the intersection with the west line of lot 2 in City Block 4015;

THENCE in a northeasterly along west line of Lot 2 in said Block, approximately 111 feet to a point for corner, which is the common line between Tract 1 and Lots 2, 3 and 4 in City Block 4015;

THENCE in an easterly direction along common line between Tract 1 and Lots 2, 3 and 4 in City Block 4015 to its intersection with the common line between Block 4015 and B/4017;

THENCE in a northerly direction along said common line to its point of intersection with the centerline of Seale Street;

THENCE in an easterly direction along said centerline of Seale Street to its intersection with the centerline of Sylvan Ave;

THENCE in a south and southeasterly direction along the centerline of Sylvan Avenue to the intersection of the centerline of Fort Worth Avenue;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue to the off set centerline of Sylvan Avenue, the PLACE OF BEGINNING.

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SUBDISTRICT 2A*(expansion under Z190-206_CC-6/24/2020)*

BEGINNING at a point along the centerline of said of Fort Worth Ave at its intersection with the most southwesterly centerline of Sylvan Avenue;

THENCE in a southwesterly along the centerline of Fort Worth Avenue to its intersection with the centerline of I-30 and the centerline of Plymouth Road projected north;

THENCE proceeding in a northeasterly direction along the centerline of said Plymouth Road projected to the northeast; to a point that is the common line between a 28.4504 acs tract in City Block 6157 and tract 32 (1.782 acs) in same City Block, to a point for corner;

THENCE in a northwesterly direction along said common tract line to the point of intersection of the common line between the north line of tract 32 in City Block 6157 with the south line of lot 1 in City Block A/6157;

THENCE in an easterly direction along said common line, approximately 365 feet to the point of intersection with the common line between a 3.3732 ac. tract in City Block 6157 and lot 1B in same City Block;

THENCE in a northern direction along said common line to the point of intersect with the common line between Lots 1B and 1A in City Block 6157;

THENCE in an eastern direction along said common line between Lots 1B and 1A in City Block 6157; crossing Vilbig Road and continuing along the common line between Lots 17 and 18 and Lots 7 and 8 in City Block 2/3958 to the point of intersection with the centerline of Navarro Street;

THENCE in a southern direction along the centerline of Navarro Street to the point of intersection with the common line between Lots 7 and 8 in City Block 1/3958 projected west;

THENCE in an easterly direction along said common line, passing through split Tract 1 (1.8131acs) in City Block 1/3958 projected to the centerline of Neal Street;

THENCE in a northerly direction along the centerline of Neal Street to the point of intersection with the common line between the south line of Lots 14 and 15 and the north line of Tract 15 in City Block B/3958, projected east to the centerline of Montclair Avenue;

THENCE in a northerly direction along the centerline of Montclair Avenue, ~~approximately 348.00 feet, to the point of intersection with the westerly projected line of the common line between an unnamed Tract of land and said Lot 1 in City Block 15/3976~~

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~~THENCE in an easterly direction, approximately 80 feet along said common line to the point of intersection with the east line of the unnamed Tract and the west line of Lot 1 in City Block 15/3976;~~

~~THENCE in a northerly direction, approximately 183 feet along said common east/west line projected north, to the point of its intersection with the centerline of Castle Street;~~

THENCE in an easterly direction along the centerline of Castle Street to its intersection with the centerline of Windomere Avenue;

THENCE approximately 111 feet in a southerly direction along the centerline of Windomere Avenue to a point for corner on a line projected east towards N. Edgefield Ave;

THENCE in an easterly direction along said projected line, passing through the center of Lots 1 and 2 in City Block 16/3977 to a point for corner on the centerline of N. Edgefield Avenue;

THENCE in a northerly direction along the centerline of N. Edgefield to its intersection with the centerline of Castle Street;

THENCE in an easterly direction along the centerline of Castle Street to the point of intersection with the centerline of an alley running through City Block 13/3974;

THENCE in a northerly direction along centerline of said alley to its intersection with common line between Tracts 3.1, 3.3 and 3 and the tracts 4 and 3.4 in City Block 13/3974;

THENCE approximately 300 feet in an easterly direction along said common line to a point for corner on the centerline of Winnetka Avenue;

THENCE in a northerly direction along the centerline of Winnetka Avenue to its intersection with the centerline of Flanders Street;

THENCE in an easterly direction along the centerline of Flanders Street to its intersection with the centerline of Willomet Avenue;

THENCE in a northerly direction along the centerline of Willomet Avenue to its intersection with the centerline of Folsom Street;

THENCE in an easterly direction along the centerline of Folsom Street to its intersection with the west line of Tract 1 (4.488 acs) in City Block 4015 to a point for corner on a line;

THENCE in a northeasterly direction approximately 113.38 feet along a line projected through said Tract 1 in City Block 4015, to the point of intersection with the west line of Lot 2 in City Block 4015;

THENCE in a northeasterly along the west line of Lot 2 in said Block, approximately 111 feet to a point for corner, which is the common line between Tract 1 and Lots 2, 3 and 4 in City Block 4015;

THENCE in an easterly direction along common line between Tract 1 and Lots 2, 3 and 4 in City Block 4015 to its intersection with the common line between Block 4015 and B/4017;

THENCE in a northerly direction along said common line to its point of intersection with the centerline of Seale Street;

THENCE in an easterly direction along the centerline of Seale Street to its intersection with the centerline of Sylvan Ave;

THENCE in a southeasterly and southerly direction along the centerline of Sylvan Avenue to the intersection of the centerline of Fort Worth Avenue, the PLACE OF BEGINNING.

SUBDISTRICT 2B

BEGINNING at a point at the intersection of the centerline of Sylvan Avenue at the point of its intersection with the centerline of I-30 and then proceeding in a southwesterly and northwesterly direction along the centerline of I-30 to its intersection with the centerline of Fort Worth Avenue and centerline of Plymouth Road projected north;

THENCE proceeding in a northeasterly direction along the centerline of said Fort Worth Avenue to its intersection of the centerline of Chappell Street;

THENCE in a southerly direction along the centerline of Chappell Street to the intersection of its centerline with the westerly projection of the common line between Lot 1, in City Block A/4019 and Lot 2, in City Block A/4019;

THENCE in an easterly direction along said common line between Lot 1, in City Block A/4019 and Lot 2, in City Block A/4019 to its easterly projected intersection with the centerline of Sylvan Avenue;

THENCE in a southerly direction along the centerline of Sylvan Avenue to its intersection with the centerline of I-30, the PLACE OF BEGINNING.

SUBDISTRICT 2C

BEGINNING at the point of intersection of the centerline of Folsom Street and common line between Lots 10 and 11 in City Block 3/4009 projected south;

THENCE in a northerly direction along said common line, approximately 153 feet to the point of intersection with the centerline of the alley running through City Block 3/4009;

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THENCE in an easterly direction along said alley centerline, approximately 156 feet to a point for corner on the west line of Tract 1 in City Block 4015, said point also being the common line between Block 3/4009 and the west line of Tract 1 in City Block 4015;

THENCE in a southerly direction along said common line, approximately 153 feet to a point for corner on the west line of Tract 1 in City Block 4015, said point also being at the point of intersection of the centerline of the formerly abandoned Folsom Street;

THENCE in a westerly direction along the centerline of Folsom Street, approximately 156 feet to the point of intersection with the common line between Lots 10 and 11 in City Block 3/4009 projected south, the PLACE OF BEGINNING;

SUBDISTRICT 2D

BEING a 78,240 square feet or a 1.7961 acre tract of land situated in the William Coombes Survey, Abstract No. 290, City of Dallas, Dallas County, Texas and being all Lot 1, Block A/4019 of Trinity Building Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 85113, Page 2256, Deed Records of Dallas County, Texas, said tract conveyed to Sylvan One Partners, L.P. by deed recorded in Volume 2005083, Page 9634, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod for a corner at the intersection of the east line of Chappell Street (a called 48 foot right of way) with the southeast line of Fort Worth Avenue (a 100 foot right of way), said point being the northwest corner of said Lot 1, Block A/4019 and said point the beginning of a non-tangent curve to the left with a central angle of 18°30'50", a radius of 766.20 feet, a chord bearing of N 54°23'29" E and a chord distance of 246.50 feet;

THENCE, Northeasterly, with the southeast line of Fort Worth Avenue and along said curve, an arc distance of distance of 247.58 feet to a found ½ inch iron rod for a corner at the intersection of the southeast line of Fort Worth Avenue with the southwest corner of Sylvan Avenue (a variable width right of way), said point being the most northerly northeast corner of said Lot 1;

THENCE, the following courses and distances with the southwest and west line of Sylvan Avenue:

- S 83°05'45" E, a distance of 12.28 feet to a found ½ inch iron rod for a corner;
- S 30°57'15" E, a distance of 10.28 feet to a found ½ inch iron rod for a corner;
- S 16°57'15" E, a distance of 37.56 feet to a found ½ inch iron rod for a corner;
- S 03°07'15" E, a distance of 355.50 feet to a found ½ inch iron rod for a corner, said point being the southeast corner of said Lot 1 and the northeast corner of Lot 2, Block A/4019

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of Mahboubi Addition as recorded in Volume 17, Page 245, Map Records of Dallas County, Texas;

THENCE, S 87°48'45" W, departing the west line of Sylvan Avenue and with the common line of said Lot 1 and Lot 2, a distance of 234.84 feet to a found ½ inch iron rod for a corner in the east line of Chappell Avenue, said point being the southwest corner of said Lot 1;

THENCE, N 02°54'15" W, with the east line of Chappell Avenue, a distance of 266.98 feet to the POINT OF BEGINNING.

SUBDISTRICT 3

BEGINNING at the point at the intersection of the centerline of Fort Worth Avenue, the centerline of I-30 and the projected centerline of Plymouth Road projected north;

THENCE in a southerly direction along the centerline of Plymouth Road to its intersection with the projected common line between City Blocks E/5930 and F/5930;

THENCE in a southwesterly direction along said common Block line to its intersection with the centerline of an alley between City Blocks E/5930 and D/5930;

THENCE in a southeasterly direction along said alley to its intersection with the centerline of an alley between City Blocks D/5930 and F/5930;

THENCE in a southwesterly direction along the centerline of an alley that separates City Blocks D/5930, C/59330, B/5930, A/5930 and F/5930 until its intersection with the centerline of an alley running through Block 11/4796;

THENCE in a westerly direction along the centerline of said alley projected to its intersection with Hampton Road;

THENCE in a southerly direction along centerline of Hampton Road to its intersection with the centerline of W. Colorado Boulevard;

THENCE in a northwesterly direction along the centerline of W. Colorado Boulevard, crossing Fort Worth Ave to its intersection with the centerline of an alley running through Block 1/4724;

THENCE in a northeasterly direction along centerline of said alley to its intersection with the centerline of Hampton Road;

THENCE in a northerly direction along the centerline of Hampton Road to its intersection with the centerline line of Remond Street;

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THENCE in an easterly direction along the centerline of Remond Street to its intersection with the common line between lot T and tract of land in City Block 6157 measuring 45 x 221.45 x 273.62 x 172.54;

THENCE in a northerly direction along said line its intersection with the centerline of I-30;

THENCE in a southeasterly direction to the point of intersection of the centerline of Fort Worth Avenue, the centerline of I-30 and the projected centerline of Plymouth Road projected north, the PLACE OF BEGINNING;

SUBDISTRICT 3A

BEGINNING at the point at the intersection of the centerline of Fort Worth Avenue, the centerline of I-30 and the northerly projected centerline of Plymouth Road;

THENCE in a southerly direction along centerline of Plymouth Road to its intersection with the projected common line between City Blocks E/5930 and F/5930;

THENCE in a southwesterly direction along said common line to its intersection with the centerline of an alley between City Blocks E/5930 and D/5930;

THENCE in a southeasterly direction along said alley to its intersection with the centerline of an alley between D/5930 and F/5930;

THENCE in a southwesterly direction along the centerline of an alley that separates City Blocks D/5930, C/5930, B/5930, A/5930 and F/5930 until its intersection with the centerline of an alley running through Block 11/4796;

THENCE in a westerly direction along the centerline of said alley to its intersection with Hampton Road;

THENCE in a northerly direction along centerline of Hampton Road to its intersection with the centerline of Remond Drive;

THENCE in an easterly direction along the centerline of Remond Street to its intersection with the (southerly) projected common line between lot T and a tract of land in City Block 6157 measuring 45 x 221.45 x 273.62 x 172.54;

THENCE in a northerly direction along said common line projected to its intersection with the centerline of I-30;

THENCE in a southeasterly direction to the point of intersection of the centerline of Fort Worth Avenue, the centerline of I-30 and the projected centerline of Plymouth Road projected north, the PLACE OF BEGINNING;

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SUBDISTRICT 3B

BEGINNING at the intersection of the centerline of Hampton Road with the centerline of W. Colorado Boulevard;

THENCE in a northwesterly direction along the centerline of W. Colorado Boulevard, crossing Fort Worth Ave to its intersection with the centerline of an alley running through Block 1/4724;

THENCE in a northeasterly direction along the centerline of said alley to its intersection with the centerline of Hampton Road;

THENCE in a southerly direction along the centerline of Hampton Road to its intersection with the centerline of W. Colorado Boulevard, the PLACE OF BEGINNING;

SUBDISTRICT 4

BEGINNING at the intersection of the centerline of Fort Worth Avenue and Walter Drive;

THENCE in a northwesterly direction along the centerline of Walter Drive to its intersection with the centerline of W. Colorado Boulevard;

THENCE in a southwesterly direction along the centerline of W. Colorado Boulevard to the projected common line between City Blocks 6167 and Tract 2 of Block 1/6167;

THENCE in a southeasterly direction along said common line between City Block 6167 and Tract 2 of City Block 1/6167 projected to the centerline of Fort Worth Avenue;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue to the point of intersection with the centerline of Walter Drive, the PLACE OF BEGINNING.

SUBDISTRICT 4A

BEGINNING at the intersection of the centerline of W. Colorado Boulevard with the centerline of Fort Worth Avenue;

THENCE in a southeasterly direction along the centerline of W. Colorado Boulevard to its point of intersection with the projected centerline of Annies Drive;

THENCE in a southwesterly direction along said centerline projected to a common line between Lot 1 in City Block 6130 and Lot 1 in City Block A14689;

THENCE in a southerly direction along said common line and further along the common line between Lot 1 in Block A/4689 and City Block 4690 to its intersection with the common line of Lot 1, Block N4689 at its southeast corner and the north line of Tract 1 in City Block 6173;

THENCE in a westerly direction along the common south line of Lot 1, City Block A/4689 and the north line of Tract 1 of City Block 6173 continuing along said common line to its intersection with Lot 2 in City Block F/6173;

THENCE in a southerly direction along the eastern most line of Lot 2 in Block F/6173 and its common line with Tract 1 in City Block 6173 to the intersection of the common lines of Lot 2 in City Block F/6173 and Tract 1 in City Block 6173 and Lot 1 in City Block D/6173;

THENCE in a southwesterly direction along the common line of Lot 2 in City Block F/6173 and Lot 1 in City Block D/6173 to the intersection of the projected common line and the centerline of Bahama Drive;

THENCE in a north and northwesterly direction along the centerline of Bahama Drive to its intersection with the projected line of Lot 2 in City Block F/6173;

THENCE in a northeasterly direction along the common line of Lot 2, City Block F/6173 and the south line of Lot 1, City Block F/6173 to a corner of said Lots;

THENCE in a northwesterly direction along said common lot lines of Lot 2, City Block F/6173 and Lot 1 City Block F/6173 to its intersection of the projected common lot line and the centerline of Fort Worth Avenue;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue to its intersection with the projected common lot line of Lot 2 City Block F/6173 and Lot 2 of City Block 5130;

THENCE in a southeasterly direction along the projected common lot lines of Lot 2 City Block F/6173 and Lot 2 of City Block 5130 to the point at the southwest corner of Lot 2 of City Block 5130;

THENCE in an easterly direction along the common line of Lot 2 of City Block 5130 and Lot 2 of City Block F/6173 to the intersection of Lot 2 of City Block F/6173 and Lot 1 of City Block A/4689;

THENCE in a northwesterly direction along the common line of Lot 1 of City Block A/4689 and Lot 1 of City Block 5130 to the intersection of the projected common line and the centerline of Fort Worth Avenue;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue until its intersection with the center line of W. Colorado Blvd., to return to the PLACE OF BEGINNING.

SUBDISTRICT 4B

BEGINNING at the intersection of W. Colorado Boulevard with the centerline of Fort Worth Avenue;

THENCE in a northwesterly direction along the centerline of W. Colorado Boulevard to its intersection with the projected centerline of an alley running through City Block 6/4726;

THENCE in a southwesterly direction along the centerline of said alley to its point of intersection with the centerline of Walter Drive;

THENCE in a southeasterly direction along the centerline of Walter Drive to the point of intersection with the centerline of Fort Worth Avenue;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue to its intersection with the centerline of W. Colorado Boulevard, the PLACE OF BEGINNING.

SUBDISTRICT 5

BEGINNING at the point approximately 300 feet east of the intersection of the centerline of Jacqueline Drive with the centerline of Fort Worth Avenue, said point also being the common line between Lot 1 in city Block 5130 and Lot 1 in City Block A/4689 projected northwest;

THENCE in a southeasterly direction along said common line to its point of intersection with the common line between said Lots and the common line between Lot 2, City Block F/6173 and the south lines of Lot 1 and Lot 1, City Block 5130;

THENCE approximately 289 feet in a westerly direction along said common line to its point of intersection with the common line between the most northeasterly line of Lot 2, City Block F/6713 and the west line of Lot 2, City Block 5130;

THENCE in a northwesterly direction along the common line of said Lot 2, City Block F/6713 and Lot 2, City Block 5130 to its intersection with the centerline of Fort Worth Avenue;

THENCE approximately 65 feet in a southwesterly direction along the centerline of Fort Worth Avenue to the intersection of the projected common lot line of Lot 2, City Block F/6173 and Lot 1, City Block F/6173;

THENCE in a southeasterly and then southwesterly direction along the common lot line of Lot 1 and Lot 2, City block F/6173 and projecting the common lot line southwesterly to its intersection with Bahama Drive;

THENCE in a southwesterly and then southern direction along the centerline of Bahama Drive approximately 630 feet to its intersection with the projected southern lot line of Lot 2, City Block F/6173;

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THENCE in a southwesterly direction along the common line between Lot 3 (12.337 acres) in City Block E/6173 and Lot 2 (16.245 acres) in City Block A/6173 to a point for corner;

THENCE in a westerly direction along said common line approximately 150 feet to its intersection with the common line between the western boundary of Lot 3 of Block E/6173 and the eastern boundary line of Tracts 5, 6, 7 & 8 (3.275 acs) in City Block 6071;

THENCE continuing along said common line for the following three calls;

In a northerly direction approximately 170.89 feet to point for corner on said common line;

In a westerly direction approximately 128.66 feet to point for corner on said common line;

In a northerly direction approximately 327 feet to point for corner which is the point of intersection of the west line of Lot 3 of Block E/6173, the north line of Tracts 5, 6, 7 & 8 (3.275 acs) in City Block 6071 with the southeast corner of Lot 1 (0.6818acs) in City Block A/6071;

THENCE in a west and southwesterly direction along the common line between the south boundary line of Lot 1 (0.6818 acs) in City Block A/6071, Tracts 3 and Tract 4 in City Block 6071 to its intersection with the centerline of Westmount Avenue;

THENCE in a southerly direction along the centerline of Westmount Avenue to it point of intersection with the common line between Lot 3 and Tract 1 in City Block 6070 projected east;

THENCE following the dividing line between City Block 6072 Lot 3, 4, Tracts 5, 6, 7, 8, 10, and 11 in City Block 6070 and Lot 1 and Tract 10 in City Block 6072 with Tract 1 and 2 in Block 6070 and Tract 1 and 2 in Block 6072 for the following four calls, departing the centerline of Westmount Avenue;

In a westerly direction approximately 265 feet to a point for corner;

In a southerly direction approximately 245.45 feet to a point for corner; In a westerly direction approximately 32.45 feet to a point for corner;

In a southerly direction approximately 133.99 feet to the point of intersection of the common line between Tracts 2 and 3 in City Block 6072;

THENCE in a westerly direction along said common line, projected west to the centerline of Hartsdale Drive;

THENCE in a southerly direction along the centerline of Hartsdale Drive to the intersection with the centerline of Breeze Street;

THENCE in a westerly direction along the centerline of Breeze Street to its point of intersection with the centerline of North Ravinia Drive;

THENCE in a northerly direction along the centerline of North Ravinia Drive to its point of intersection with the common line between Lots 37-38 and Lots 39-42 in City Block 1/4183;

THENCE in a westerly direction along said common line to its point of intersection with the common line between City Block 4150 and 1/4183;

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THENCE in a southerly direction along said common line to its point of intersection with the centerline of Avon Street;

THENCE in a westerly direction along the centerline of Avon Street to its point of intersection with the north projected centerline of an alley running through City Block 1/4153;

THENCE in a southerly direction along said alley centerline to the point of intersection of the common line between Lots 4 and 5 in City Block 1/4153 projected east;

THENCE in a westerly direction along said common line to its point of intersection with the centerline of Westmoreland Road;

THENCE in a northerly direction along the centerline of Westmoreland Road to the point of intersection with the common line between Lot 1 (4.5896 acs) in City Block 6171 and Lot 1 (2.5181 acs) in City Block A/6172;

THENCE in a easterly direction along said line that divides Lots 1 and 2 in City Block 6171 and Lot 1 in Block 1/6171 with Lot 1 in Block A/6172 and part Lots 75-84 and 85 (per DCAD Records) in Block 6172, in all approximately 1,500 feet to the point of intersection with the centerline of Hartsdale Drive;

THENCE in a northerly direction along the centerline of Hartsdale Drive to its point of intersection with the centerline of an alley that runs between City Block 5/6170 and 6/6170;

THENCE in an easterly direction along the centerline of said alley to its point of intersection with the centerline of Westmount Avenue;

THENCE in a northerly direction along the centerline of Westmount Avenue to its point of intersection with the common line between a part of Lot 11 (58X208) in City Block 6169 and a tract of land described in DCAD records as part of Lot 11 Block 6169 Lots 15-16 in Block B/6169;

THENCE in an easterly direction approximately 536 feet along said common line to its point of intersection with the common line between City Block N6168 Lot 1 and part of Lot 11 Block 6169 Lots 15-16 in Block B/6169;

THENCE in a northerly direction along said common line to its point of intersection with the common line between the north line of Lot 1 in City Block A/6168 with the south line of Tract 2 in City Block 6168;

THENCE in an easterly and southeasterly direction along said common line to its point of intersection with the common line between Tract 1 and 2 in City Block 6168;

THENCE in a northeasterly direction along said common line to the point of intersection with the centerline of Jacqueline Drive;

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THENCE in a northwesterly direction along the centerline of Jacqueline Drive to its point of intersection with the centerline of W. Colorado Boulevard;

THENCE in a northeasterly direction along the centerline of W. Colorado Boulevard to its point of intersection with the common line between City Blocks 6167 and 1/6167 projected northwest;

THENCE in a southeasterly direction along said common line to its point of intersection with the centerline of Fort Worth Avenue, said point also being approximately 300 feet east of the intersection of the centerline of Jacqueline Drive with the centerline of Fort Worth Avenue, said point also being the common line between Lot 1 in City Block 5130 and Lot 1 in City Block A/4689 projected northwest, the PLACE OF BEGINNING.

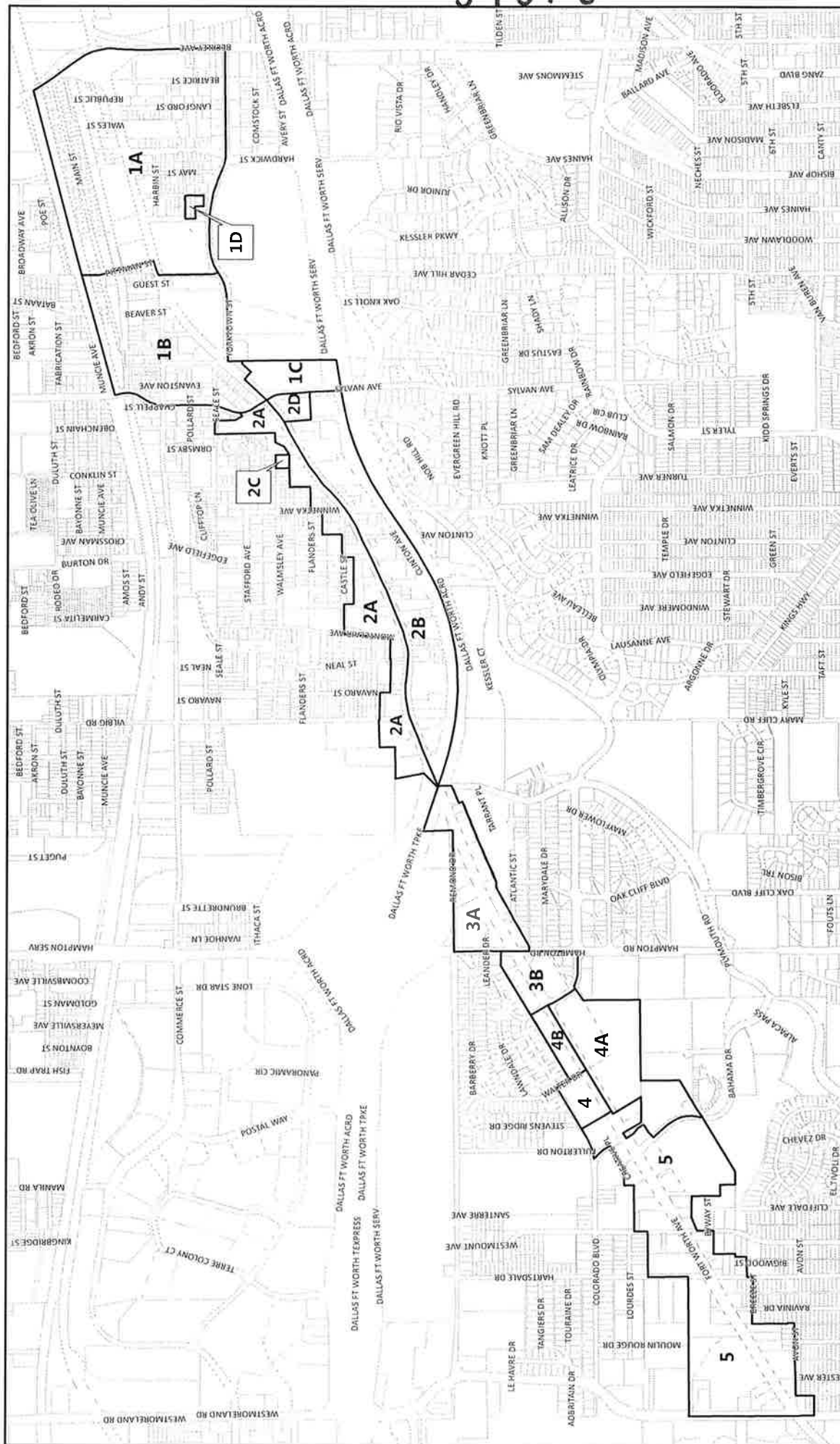


EXHIBIT 714A

PD 714 TRACT MAP (Contains 14 Tracts)

Subdistricts 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 4, 4A, 4B, 4C, 4D, 5



1:12,000



1:2,400

ZONING MAP

Case no: Z190-206

Date: 3/10/2020



201045

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 24 2020

ORDINANCE NUMBER 31570

DATE PUBLISHED JUN 27 2020

ATTESTED BY: