An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block B/7003; fronting approximately 267.67 feet on the west line of Noel Road approximately 226.31 feet south of Southern Boulevard; and containing approximately 0.8875 acres,

from Subdistrict 6 within Planned Development District No. 887 (Valley View-Galleria Area Special Purpose District) to Subdistrict 6A within Planned Development District No. 887; amending Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code to reflect the change of zoning; amending the creation of subdistricts, exhibits, site plans and development plans, subdistrict regulations, landscaping, off-street parking and loading, and street standards regulations in Sections 51P-887.104, 51P-887.107, 51P-887.108, 51P-887.109, 51P-887.111, 51P-887.112, and 51P-887.115 of Article 887; providing a Subdistrict 6A development plan; providing a new district and subdistricts map; 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 6 within Planned Development District No. 887 to Subdistrict 6A 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 (8.1), "Subdistrict 6A," to read as follows:

"(8.1) Subdistrict 6A. Subdistrict 6A is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows 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."

"(3) Subdistrict 6A. Development and use of the Property must comply with the Subdistrict 6A development plan (Exhibit 887E). If there is a conflict between the text of this article and the Subdistrict 6A development plan, the text of this article controls."

SECTION 5. That Subsection (i), "Subdistrict 6," 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:

"(i) Subdistricts 6 and 6A.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 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 40.

(3) Urban form setback. 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 the Dallas North Tollway service road.

(4) Subdistrict 6A. The following regulations apply when a building contains at least 5,000 square feet of restaurant floor area on the ground story and a minimum of 220 overnight lodging rooms.

(A) Uses.

(i) Overnight lodging, limited to a hotel, is permitted by right on any story.

(ii) Restaurant is allowed on any story by right.
(B) Front setback area. Minimum front setback area on a primary street is 10 feet measured from the front lot line of the building site or the required right-of-way as determined by the thoroughfare plan for all thoroughfares, whichever creates the greater setback.

(C) Street frontage. Minimum street frontage on a primary street is 70 percent or 250 feet, whichever is less, and may include a covered motor court.

(D) Side and rear setback area. No minimum side or rear yard.

(E) Stories. Maximum ground story height is 31 feet. The maximum upper story height is 19 feet.

(F) Transparency. Minimum ground story transparency is 30 percent. Minimum upper story transparency is 20 percent.

(G) Blank wall area. Maximum blank wall area is 30 feet on a primary street.

SECTION 6. That Subsection (c) of 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:

“(c) One 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 Subarea 6A, street trees may be planted within the minimum sidewalk width with tree grates.”

“(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.”


“(6) In Subdistrict 6A, a minimum 12-and-one-half-foot sidewalk width is required with a minimum six-and-one-half-feet unobstructed sidewalk width; the sidewalk must be located between the facade of the building and projected street curb as determined by the thoroughfare plan.”


“(c) Maximum block size. Except in Subdistrict 6A, blocks as shown on a plat must comply with Section 51A-13.502(a).”

“(1) Except in Subdistrict 6A, sidewalk material and level must be maintained across the driveway curb cut in order to create a continuous pedestrian passage.”

SECTION 11. That the Exhibit A (property description) attached to Ordinance No. 29032, as amended, is replaced with the Exhibit A to Ordinance No. 29032 (property description) attached to this ordinance.

SECTION 12. That the district and subdistricts 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 13. That development of this district must comply with the full-scale version of Exhibit 887E (subdistrict 6A development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

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:

LARRY E. CASTO, City Attorney

By

Assistant City Attorney

Passed OCT 25 2017
EXHIBIT A

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.
OVERALL – PERIMETER

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

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

THENCE proceeding in an easterly and then in a northwesternly 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;

Z167-353 (PD 887-New Subdistrict 6A)
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;

"SAVE AND EXCEPT" the following:

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

THENCE S 89° 39’ 56” W, a distance of 1473.589 feet;

THENCE N 00° 01’ 51” E, a distance of 30.093 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 33° 44’ 01”, with a Radius of 124.122 feet and a Chord Direction of N 25° 41’ 52” E;

THENCE N 00° 18’ 28” W, a distance of 428.605 feet;

THENCE N 89° 16’ 29” E, a distance of 1082.881 feet;

THENCE S 89° 50’ 15” E, a distance of 515.432 feet to the beginning of a curve to the Right;

THENCE along said curve to the Right through an angle of 15° 20’ 31”, with a Radius of 752.223 feet and a Chord Direction of S 72° 45’ 49” E;

THENCE N 26° 48’ 51” E, a distance of 38.5 feet;

THENCE S 46° 01’ 29” E, a distance of 72.0 feet;

THENCE S 41° 41’ 13” W, a distance of 56.401 feet;

THENCE S 46° 01’ 28” E, a distance of 258.02 feet;

Z167-353(SM)(Exhibit A)
THENCE S 42° 33’ 28” W, a distance of 310.576 feet;

THENCE S 89° 39’ 56” W, a distance of 352.712 feet to the POINT OF BEGINNING of the “Save and Except” tract.

**SUBDISTRICT LEGAL DESCRIPTIONS**

**SUBDISTRICT 1**

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

THENCE N 00° 47’ 21” W, a distance of 415.92 feet;

THENCE N 01° 29’ 22” W, a distance of 70.383 feet to the POINT OF BEGINNING;

THENCE N 01° 29’ 22” W, a distance of 341.727 feet;

THENCE N 89° 35’ 36” E, a distance of 1758.814 feet;

THENCE N 00° 00’ 00” E, a distance of 139.625 feet;

THENCE S 88° 43’ 37” E, a distance of 23.012 feet;

THENCE N 00° 25’ 06” E, a distance of 70.043 feet;

THENCE N 90° 00’ 00” E, a distance of 15.337 feet;

THENCE N 01° 05’ 47” W, a distance of 213.741 feet;

THENCE N 89° 52’ 28” E, a distance of 112.396 feet;

THENCE N 00° 00’ 00” E, a distance of 196.83 feet;

THENCE N 90° 00’ 00” E, a distance of 8.18 feet;

THENCE N 00° 54’ 08” W, a distance of 169.03 feet;

THENCE N 89° 42’ 59” E, a distance of 362.251 feet;

THENCE S 05° 32’ 45” E, a distance of 765.806 feet;

THENCE S 05° 39’ 31” E, a distance of 306.29 feet;

Z167-353(SM)(Exhibit A)
THENCE S 01° 02’ 11” E, a distance of 516.954 feet;
THENCE S 00° 32’ 32” E, a distance of 231.751 feet;
THENCE S 01° 02’ 58” E, a distance of 671.47 feet;
THENCE S 01° 00’ 22” E, a distance of 275.471 feet;
THENCE S 89° 06’ 59” W, a distance of 434.55 feet;
THENCE N 01° 28’ 45” W, a distance of 1641.151 feet;
THENCE S 89° 30’ 48” W, a distance of 1615.77 feet;
THENCE S 89° 30’ 48” W, a distance of 305.139 feet to the POINT OF BEGINNING.

SUBDISTRICT 1A
(reduced per ORD 29788)

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

THENCE N 01° 06’ 10” W, a distance of 180.444 feet;
THENCE N 01° 00’ 22” W, a distance of 490.707 feet;
THENCE S 89° 06’ 59” W, a distance of 434.55 feet to the POINT OF BEGINNING;
THENCE S 89° 06’ 59” W, a distance of 1102.976 feet;
THENCE N 79° 25’ 25” W, a distance of 554.512 feet;
THENCE N 79° 25’ 25” W, a distance of 302.454 feet;
THENCE N 00° 59’ 11” W, a distance of 470.149 feet;
THENCE N 89° 39’ 56” E, a distance of 352.713 feet;
THENCE N 42° 33’ 28” E, a distance of 310.576 feet;
THENCE N 46° 01’ 28” W, a distance of 258.02 feet;
THENCE N 41° 41’ 13” E, a distance of 56.401 feet;
THENCE N 46° 01’ 29” W, a distance of 72.0 feet;

THENCE S 26° 48’ 51” W, a distance of 38.5 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 15° 20’ 31”, with a Radius of 752.223 feet and a Chord Direction of N 72° 45’ 49” W;

THENCE N 89° 50’ 14” W, a distance of 155.908 feet;

THENCE N 00° 47’ 21” W, a distance of 415.920 feet;

THENCE N 01° 29’ 22” W, a distance of 70.383 feet;

THENCE N 89° 30’ 48” E, a distance of 305.139 feet;

THENCE N 89° 30’ 48” E, a distance of 1615.77 feet;

THENCE S 01° 28’ 45” E, a distance of 1641.151 feet to the POINT OF BEGINNING, “SAVE AND EXCEPT’ that area which is described as SUBDISTRICT 1B as follows.

**SUBDISTRICT 1B**
*(created per ORD 29788)*

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

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

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

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

Z167-353(SM)(Exhibit A )
South 01 degrees, 33 minutes, 54 seconds East, a distance of 26.33 feet to a PK-nail found for corner;

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

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

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

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

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

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

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

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

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

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

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

THENCE, North 46 degrees, 33 minutes, 54 seconds West, along the said east line of the EFK LBJ Partners tract, a distance of 12.94 feet to a point for corner at the beginning of a non-tangent curve to the right;
THENCE, in a northwesterly direction, departing the said east line of the EFK LBJ Partners tract and along said curve to the right, having a central angle of 23 degrees, 24 minutes, 54 seconds, a radius of 150.00 feet, a chord bearing and distance of North 12 degrees, 15 minutes, 57 seconds West, 60.87 feet, an arc length 61.30 feet to a point at the end of said curve;

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

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

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

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

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 402.56 feet to the POINT OF BEGINNING; and CONTAINING: 535,401 square feet or 12.291 acres of land, more or less.

SUBDISTRICT 2

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

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

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

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

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

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

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

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

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

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

Z167-353(SM)(Exhibit A)
THENCE S 01° 06’ 10” E, a distance of 180.444 feet to the POINT OF BEGINNING.

SUBDISTRICT 3 - TRACT 1
(created per ORD 30087)

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;

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

Z167-353(SM)(Exhibit A )
THENCE along said curve to the Right through an angle of 64° 04’ 29”, with a Radius of 464.465 feet and a length of 519.417 feet to the POINT OF BEGINNING.

**SUBDISTRICT 3 - TRACT 2**
*(created per ORD 30087)*

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

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

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

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

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

**SUBDISTRICT 3A**
*(created per ORD 30087)*

BEGINNING at a point for corner in the centerline of James Temple Drive (50’ width Private R.O.W.) recorded in Volume 93138, Page 733 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said point being South 00°29’45” E, 28.12 feet from a ¾-inch iron rod found for corner in the north line of said James Temple Drive, said iron rod found being in the South line of a tract of land conveyed to Suncrest Apartments LP by Special Warranty Deed, recorded in Instrument Number 20120037786J (O.P.R.D.C. T.) and Lot 1A, Block C/7018 of the Sunscape Addition, Second Installment, an addition to the City of Dallas, recorded in Volume 79009, Page 1751 of the Map Records, Dallas County, Texas (M.R.D.C.T.), same iron rod found being the northwest corner of a tract of land conveyed to TR LBJ Campus Partners LP, by Warranty Deed, recorded in Volume 2004233, Page 26 of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and the northwest corner of the remainder of Lot 5, Block A/7020 of the Regency Center II, an addition to the City of Dallas, recorded in Volume 80074, Page 0179 (D.R.D.C.T.);

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

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

Z167-353(SM)(Exhibit A)
THENCE N 00°32'52" W, a distance of 473.57 feet to the centerline of said James Temple Drive;

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

**SUBDISTRICT 4**

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

THENCE N 89° 44’ 25” E, a distance of 1458.641 feet;

THENCE N 06° 14’ 55” W, a distance of 401.273 feet;

THENCE N 89° 06’ 37” E, a distance of 723.344 feet;

THENCE N 03° 34’ 35” W, a distance of 7.011 feet;

THENCE N 89° 15’ 07” E, a distance of 418.99 feet;

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;

Z167-353(SM)(Exhibit A)
THENCE along said curve to the Right through an angle of 18° 24' 23'', with a Radius of 412.022 feet and a Chord Direction of N 62° 45' 44'' W;

THENCE S 89° 39' 22'' W, a distance of 1690.285 feet;

THENCE N 00° 19' 02'' W, a distance of 353.056 feet to the POINT OF BEGINNING.

SUBDISTRICT 4A

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

THENCE N 00° 33' 42'' W, a distance of 646.905 feet;

THENCE N 00° 36' 43'' W, a distance of 525.743 feet;

THENCE S 88° 24' 40'' E, a distance of 115.669 feet;

THENCE N 89° 25' 02'' E, a distance of 993.957 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 07° 52' 47'', with a Radius of 837.983 feet and a Chord Direction of N 82° 12' 55'' E;

THENCE N 77° 21' 04'' E, a distance of 118.651 feet;

THENCE N 04° 21' 15'' W, a distance of 69.181 feet;

THENCE N 89° 03' 27'' E, a distance of 45.062 feet;

THENCE S 88° 25' 37'' E, a distance of 201.67 feet;

THENCE S 06° 00' 08'' E, a distance of 17.339 feet;

THENCE S 06° 00' 08'' E, a distance of 33.091 feet;

THENCE S 88° 25' 37'' E, a distance of 71.83 feet;

THENCE S 06° 00' 08'' E, a distance of 355.95 feet;

THENCE S 88° 51' 52'' W, a distance of 317.043 feet;

THENCE S 05° 57' 40'' E, a distance of 469.886 feet;

THENCE S 06° 14' 55'' E, a distance of 401.273 feet;

Z167-353(SM)(Exhibit A)
THENCE S 89° 44' 25 W 1458.641 feet to the POINT OF BEGINNING.

**SUBDISTRICT 5**

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

THENCE N 06° 14' 55" W, a distance of 401.273 feet to the POINT OF BEGINNING;

THENCE N 05° 57' 40" W, a distance of 469.886 feet;

THENCE N 88° 51' 52" E, a distance of 317.043 feet;

THENCE N 06° 00' 08" W, a distance of 355.95 feet;

THENCE N 88° 25' 37" W, a distance of 71.83 feet;

THENCE N 06° 00' 08" W, a distance of 33.091 feet;

THENCE N 89° 39' 48" E, a distance of 72.295 feet;

THENCE N 89° 21' 43" E, a distance of 283.295 feet;

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;

Z167-353(SM)(Exhibit A)
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

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 curve to the Left;

THENCE along said curve to the Left through an angle of 17° 21’ 13”, with a Radius of 413.785 feet and a Chord Direction of N 81° 33’ 48” E;

THENCE along said curve to the Right through an angle of 15° 45’ 52”, with a Radius of 429.248 feet and a Chord Direction of N 82° 47’ 32” E;

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 525.743 feet;

THENCE S 00° 33’ 42” E, a distance of 646.905 feet to the POINT OF BEGINNING.
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 Z167-353)

COMMENCING at the intersection of the centerline of Noel Road and the centerline of Alpha Road:
THENCE N 00° 33' 42" W, a distance of 646.91 feet to the POINT OF BEGINNING;
THENCE S 89° 05' 29" W, a distance of 184.75 feet;
THENCE N 00° 54' 31" W, a distance of 267.67 feet;
THENCE N 89° 05' 29" E, a distance of 186.14 feet;
THENCE S 00° 36' 43" E, distance of 267.67 feet back to the POINT OF BEGINNING.

SUBDISTRICT 7

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;
THENCE S 00° 19' 02" E, a distance of 830.222 feet;
THENCE S 00° 40' 24" E, a distance of 531.808 feet;
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;

Z167-353(SM)(Exhibit A)
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.
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: OCT 25 2017

ORDINANCE NUMBER: 30682

DATE PUBLISHED: OCT 28 2017

ATTESTED BY: