

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000056	Document Received	08/25/2025

Application Name

Detailed Description

PD 468 WMU-12 requires a 6' planting zone and a 6' sidewalk. Due to significant topography challenges, existing retaining walls on neighboring properties, and an existing city-constructed sidewalk abutting the curb, full compliance with the planting zone and sidewalk is not feasible or practical. An alternate sidewalk plan will provide for maintaining the existing 5' sidewalk on E. 8th Street in its current location and a new 6' sidewalk with an approximately 4' parkway abutting the current street curb.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.407

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	4A
Lot Size (Acres)	0.407
Block Number	80/3061
Lot Size (Sq. Ft)	6000
How many streets abut the property?	2
Land Use	Multi-Family
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-

Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	SELF

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Sara Etebari Jirsaraee
2		
	Room	6ES

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Minimum sidewalks
	Application Type	Multifamily or nonresidential variance
	Affirm that an appeal has been made for	Sidewalk Variance
	Application is made to BOA to grant the described appeal	Due to significant topography challenges, existing retaining walls on neighboring properties, and an existing city-constructed sidewalk abutting the curb, full compliance is infeasible.
2		
	Type of Request	Variance
	Request Description	Minimum sidewalks
	Application Type	Multifamily or nonresidential variance

Case Information

1		
	Full Request	to construct a nonresidential structure and provide an alternate sidewalk plan, which will require a variance to the sidewalk standards for new construction
	Brief Request	for a variance to the sidewalk requirements
	Zoning Requirements	requires sidewalks be constructed per the site design requirements
	Relevant History	NA
	BOA History	No
	BOA History Details	NA

Full Request	to construct a nonresidential structure and provide an alternate sidewalk plan, which will require a variance to the sidewalk standards for new construction
Brief Request	for a variance to the sidewalk requirements
Zoning Requirements	requires sidewalks be constructed per the site design requirements
Relevant History	NA
BOA History	No
BOA History Details	NA

GIS Information

1

Census Tract Number	77.48
Council District	1
Escarpment	No
Floodplain	No

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	50

2

Street Frontage	Side
Linear Feet (Sq. Ft)	100

Contact Information

Name	Organization Name	Contact Type	Phone
Buzz Urban	Buzz Urban Planning LLC	Applicant	4692752414
Email: permits@buzzurbanplanning.com			
PO Box 38586, Dallas, TX 75238			
Name	Organization Name	Contact Type	Phone
Arham Investments LLC	Arham Investments LLC	Property Owner	4692752414
Email: jennifer@buzzurbanplanning.com			

Address

911 E 8TH ST, Dallas, TX 75203

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000025109200000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	ARHAM INVESTMENTS LLC	7715 GRAYSTONE DR, SACHSE, TEXAS 750483836	

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	09/09/2025
Document Received	ACA document upload	Accela Administrator	09/09/2025



Appeal number: BDA _____

I, Arham Investments LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 911 E. 8th Street
(Address of property as stated on application)

Authorize: Jennifer Hiromoto
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- ☒ Variance (specify below)
☐ Special Exception (specify below)
☐ Other Appeal (specify below)

Specify: sidewalk (WMU sidewalk and planting zone)

Awwais Ahmed
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 7/24/25

Before me, the undersigned, on this day personally appeared

Awwais Ahmed

Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 24 day of July, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
6-9-2026

9-11-24

ORDINANCE NO. 32857

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 80/3061; fronting approximately 112.36 feet along the south line of Dale Street; fronting approximately 296.69 feet along the west line of Interstate Highway 35; fronting approximately 28.76 feet along the north line of 8th Street; and containing approximately 0.57 acre,

from Subdistrict F within Planned Development District No. 468 (the Oak Cliff Gateway Special Purpose District) to Subdistrict P within Planned Development District No. 468; amending Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, creation of subdistricts regulations, and Subdistricts A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O in Sections 51P-468.104, 51P-468.105, and 51P-468.106 of Article 468 to reflect the creation of Subdistrict P; adding a new Section 51P-468.109.5, "Subdistrict P"; providing a revised subdistrict map; amending Ordinance No. 29743, passed by the Dallas City Council on May 13, 2015, by providing a revised overall and subdistrict property descriptions; 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 change the zoning classification and amend Article 468 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Subdistrict F within Planned Development District No. 468 to Subdistrict P within Planned Development District No. 468 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

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

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

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential.
- (12) Subdistrict L: nonresidential.

- (13) Subdistrict M: nonresidential.
- (14) Subdistrict N: nonresidential.
- (15) Subdistrict O: nonresidential.
- (16) Subdistrict P: nonresidential.

SECTION 3. That Subsection (a) of Section 51P-468.105, "Creation of Subdistricts," of Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 16 [~~15~~] subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

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

(15) Subdistrict O – Walkable Urban Mixed Use 8 (WMU-8).

(16) Subdistrict P – Walkable Urban Mixed Use 12 (WMU-12).

SECTION 4. That Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, K, L, M, and N, and O,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as, “Subdistricts A, B, C, D, E, F, G, K, L, M, N, O, and P.”

SECTION 5. That Subsection (b), “District Regulations,” of Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, K, L, M, N, and O,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (7.1), “Subdistrict P,” to read as follows:

“(7.1) Subdistrict P. Except as provided in this section and Section 51P-468.109.5, Subdistrict P must comply with the WMU-12 regulations and development standards in Article XIII.”

SECTION 6. That Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-468.109.5, “Subdistrict P,” to read as follows:

“SEC. 51P-468.109.5. SUBDISTRICT P.

(a) In general. Except as provided in this section, Subdistrict P must comply with the WMU-12 Walkable Mixed Use 12 regulations and development standards in Article XIII.

(b) Conceptual and development plans. No conceptual plan or development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a conceptual plan or development plan, site analysis plan, and development schedule do not apply.

(c) Development types and uses permitted.

(1) Except as provided in this subsection, the development types and uses allowed in a WMU-12 District are permitted in Subdistrict P.

(2) The following additional uses are also permitted for all development types:

- Restaurant or bar.
- Restaurant with drive-in or drive-through service. [SUP]
- Retail sales.

(d) Restaurant with drive-in or drive-through service. The following regulations apply for a restaurant with drive-in or drive-through service.

(1) Open space. At least 10 percent of the net land area of the building site must be provided as open space.

(2) Primary street designation. 8th Street is considered a primary street.

(3) Side street designation. Dale Street is considered a side street.

(4) Service street designation. The Interstate Highway 35E frontage road is considered a service street.

(5) Building placement.

(A) The building is not required to be pulled up to the street.

(B) On-site surface parking is permitted between the building and the Interstate Highway 35E frontage road.

(C) On-site surface parking is not required to be located to the rear of the building.

(D) Primary entrances are not required to be street facing. The entrance to the building may be provided on the side of the building facing the Interstate Highway 35E frontage road. Driveway entrances to the property must be provided off Eighth Street and Dale Street.

(6) Front yard setback. No maximum front setback is required.

(7) Required street frontage. No minimum required street frontage on primary or side streets is required.

(8) Stories. Minimum number of stories is one.

(9) Building elements.

(A) Building entrance. A building entrance is not required on the primary street. A pedestrian connection must be provided from the sidewalk along Eighth Street to the building.

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(B) Building facade ground-story transparency.

(i) Minimum ground-story transparency on Eighth Street is 18 percent.

(ii) Minimum ground-story transparency on Dale Street is three percent.

(iii) The building facade facing the Interstate Highway 35E frontage road must have either a minimum of 25 percent ground-story transparency or have a painted work of art.

(10) Landscaping.

(A) Except as provided in this paragraph, landscaping must be provided in accordance with Article X.

(B) Landscaping requirements may be established by an ordinance granting a specific use permit for a restaurant with drive-in or drive-through service. If the ordinance granting a specific use permit for a restaurant with drive-in or drive-through service establishes landscaping requirements, landscaping must be provided as required in the specific use permit in lieu of the requirements in this paragraph or in Article XIII.

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

(D) The parking buffering and streetscapes as described in Sections 51A-13.408 and 51A-13.500 are not applicable.

(E) The director may approve minor amendments to a specific use permit landscape plan if the proposed minor amendment to the landscape plan:

(i) is necessary due to TXDOT requirements or objections;

(ii) is necessary to keep landscaping from interfering with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(iii) meets the following requirements:

(aa) does not change the landscape plan within 25 feet of a property line with residential adjacency;

(bb) does not reduce the number of trees or amount of plant materials in a landscape buffer area, except locations and types of trees or plant materials may be altered if the screening and aesthetic function of the buffer area is not affected;

(cc) does not reduce the number of trees or amount of plant materials within 25 feet of a street right-of-way, except locations and types of trees or plant materials may be altered; and

(dd) does not reduce the number of trees, plant materials, or landscape points on the site, except locations and types of trees or plant materials may be altered.

(11) Sidewalks.

(A) Except as provided by this subparagraph, sidewalks must have an unobstructed width of six feet on all street frontages. The unobstructed sidewalk width may be reduced to five feet through an ordinance granting a specific use permit for a restaurant with drive-in or drive-through service.

(B) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(C) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(12) Driveways.

(A) Along Eighth Street, where an ingress or egress driveway crosses a sidewalk, maximum driveway width is 30 feet. One such driveway is permitted on this frontage.

(B) Along Dale Street, where an ingress or egress driveway crosses a sidewalk, maximum driveway width is 24 feet. One such driveway is permitted on this frontage.

(C) No ingress or egress driveways are permitted along the Interstate Highway 35E frontage road.

(13) Buffering. Except within a required visibility triangle, where sidewalks directly abut any on-site driving surface, loading area, or parking surface, the following buffering must be used:

(A) Landscaping plantings with a minimum height of 36 inches; or

(B) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(14) Site lighting and design requirements.

(A) In general.

(i) Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(ii) Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize art or landscape features. All lighting fixtures must meet the requirements of this section.

(B) Lighting fixtures.

(i) The light source must be concealed and must not be visible from any public right-of-way or adjacent properties.

(ii) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent property, all lighting fixtures must be full cutoff fixtures.

(iii) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

(iv) Lighting fixtures may not exceed 30 feet in height above the parking.

(v) Lighting fixtures may not be less than nine feet or more than 15 feet in height above the sidewalk in pedestrian areas. All light fixtures located within 50 feet of a residential district may not extend more than 15 feet in height.”

SECTION 7. That the subdistrict map, Exhibit 468A of Article 468, “PD 468,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468A attached to this ordinance.

SECTION 8. That the Exhibit B (overall and subdistrict property descriptions), attached to Ordinance No. 29743, as amended, is replaced by the Exhibit B attached to this ordinance.

SECTION 9. 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.

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SECTION 10. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 11. 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 12. 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 13. 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:

TAMMY L. PALOMINO, City Attorney

By _____
Assistant City Attorney

Passed SEP 11 2024

EXHIBIT A

BEING a 0.57 acre tract of land out of the Elizabeth Robertson Survey, Abstract Number 1211, situated in the City of Dallas, Dallas County, Texas, and being portions of Lots 4 and 5, Block 80/3061, of Oak Cliff, a subdivision of record in Volume 3, Page 516 of the Map Records of Dallas County, Texas, and being a portion of a called 0.680 acre conveyed to Meem Corporation by deed of record in Document Number 201400330079 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of E. Eighth Street (U.S. Highway 180 – 60-foot right-of-way), being the Southeast corner of a called 0.270 acre tract of land conveyed to Brightstone, LLC by deed of record in Document Number 202100262447 of said Official Public Records, also being the Southwest corner of said 0.680 acre tract and hereof;

THENCE, N 01°00'17"W, leaving the North right-of-way line of E. Eighth Street, along the West line of said 0.680 acre tract, being the common East line of said 0.270 acre tract, a distance of 234.79 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Dale Street (40-foot right-of-way), being the Northeast corner of said 0.270 acre tract, also being the Northwest corner of said 0.680 acre tract and hereof;

THENCE, N 88°50'24"E, along the South right-of-way line of Dale Street, being the common North line of said 0.680 acre tract a distance of 112.36 feet to an X-cut set at the intersection of the South right-of-way line of Dale Street and the West right-of-way line of Interstate Highway 35E (right-of-way varies), being the most Northerly Northwest corner of a called Parcel 45 – 0.1056 acre tract conveyed to The State of Texas by document of record in Document Number 202100033431, for the Northeast corner hereof;

THENCE, along the West right-of-way line of Interstate Highway 35E, being the common West line of said Parcel 45, over and across said 0.680 acre tract, the following five (5) courses and distances:

1. S 02°16'20"E, a distance of 162.21 feet to a 3/8 inch iron rod found;
2. S 20°32'46"W, a distance of 48.83 feet to a 3/8 inch iron rod found;
3. S 66°10'59"W, a distance of 48.83 feet to a 3/8 inch iron rod found;
4. S 89°00'05"W, a distance of 24.25 feet to an X-cut set;
5. S 01°04'17"E, a distance of 8.57 feet to an X-cut set at the intersection of the West right-of-way line of Interstate Highway 35E and the North right-of-way line of E. Eighth Street, being the common South line of said 0.680 acre tract, also being the Southwest corner of said Parcel 45, for the most Southerly Southeast corner hereof;

THENCE, S 88°59'15"W, along the North right-of-way line of E. Eighth Street and the common South line of said 0.680 acre tract, a distance of 28.76 feet to the **POINT OF BEGINNING**, containing an area of 0.57 acre (25,030 square feet) of land, more or less.

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**EXHIBIT B
OAK CLIFF GATEWAY**

PERIMETER

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

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

THENCE South 12° 31' 32" East, a distance of 139.14 feet;

THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of 33° 44' 39" and a Chord Direction of South 42° 37' 01" East;

THENCE South 54° 45' 43" East, a distance of 573.12 feet;

THENCE South 64° 58' 41" East, a distance of 344.76 feet;

THENCE South 61° 16' 16" East, a distance of 199.45 feet;

THENCE South 53° 32' 01" East, a distance of 454.83 feet;

THENCE South 56° 40' 04" East, a distance of 530.02 feet;

THENCE South 22° 08' 50" West, a distance of 2311.28 feet;

THENCE South 15° 53' 14" West, a distance of 232.07 feet;

THENCE along a curve to the left having a Radius of 1214.05 feet, an Angle of 31° 45' 16" and a Chord Direction of South 03° 48' 57" West;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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THENCE North 51° 41' 13" East, a distance of 19.94 feet;
THENCE North 27° 26' 38" West, a distance of 351.06 feet;
THENCE South 41° 15' 13" West, a distance of 478.85 feet;
THENCE South 89° 43' 33" East, a distance of 104.50 feet;
THENCE South 89° 08' 56" West, a distance of 370.29 feet;
THENCE North 39° 42' 41" East, a distance of 835.87 feet;
THENCE North 49° 12' 21" West, a distance of 207.57 feet;
THENCE North 49° 55' 27" West, a distance of 70.27 feet;
THENCE North 33° 20' 56" East, a distance of 209.99 feet;
THENCE North 28° 29' 09" West, a distance of 104.80 feet;
THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 50° 52' 11", and a Chord Direction of North 89° 46' 10" West;
THENCE South 53° 24' 35" West, a distance of 118.66 feet;
THENCE South 39° 42' 35" West, a distance of 104.87 feet;
THENCE South 89° 44' 58" West, a distance of 252.48 feet;
THENCE North 26° 07' 02" East, a distance of 263.10 feet;
THENCE South 89° 04' 06" East, a distance of 225.08 feet;
THENCE South 80° 58' 42" East, a distance of 947.24 feet;
THENCE North 00° 37' 24" West, a distance of 1834.15 feet;
THENCE South 59° 42' 54" West, a distance of 269.69 feet;
THENCE North 03° 58' 53" East, a distance of 174.75 feet;
THENCE along a curve to the left having a Radius of 294.8 feet, an Angle of 40° 39' 22", and a Chord Direction of North 19° 27' 35" West;
THENCE North 00° 00' 00" East, a distance of 73.75 feet;
THENCE North 90° 00' 00" East, a distance of 0.27 feet;
THENCE North 89° 31' 12" East, a distance of 85.25 feet;

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THENCE North 00° 32' 12" West, a distance of 1064.55 feet;

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

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

THENCE North 76° 22' 03" East, a distance of 4076.34 feet;

SUBDISTRICT A - TRACT 1

RTN

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

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

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

THENCE North 49° 12' 21" West, a distance of 127.77 feet;

THENCE North 36° 53' 20" East, a distance of 143.52 feet;

THENCE South 28° 42' 14" East, a distance of 167.69 feet;

THENCE South 30° 32' 19" East, a distance of 263.73 feet;

THENCE North 61° 37' 35" East, a distance of 192.77 feet;

THENCE South 15° 45' 46" East, a distance of 155.16 feet;

THENCE South 62° 15' 40" West, a distance of 161.33 feet;

THENCE North 27° 26' 38" West, a distance of 35.80 feet;

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

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

SUBDISTRICT A - TRACT 2

RTN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 00° 38' 42" East, a distance of 50.63 feet;

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THENCE South 88° 16' 53" West, a distance of 117.20 feet;
THENCE North 00° 44' 04" West, a distance of 31.03 feet;
THENCE South 57° 12' 09" West, a distance of 336.50 feet;
THENCE North 00° 41' 57" West, a distance of 28.41 feet;
THENCE South 88° 59' 27" West, a distance of 229.57 feet;
THENCE South 00° 01' 33" East, a distance of 178.93 feet;
THENCE South 89° 08' 34" West, a distance of 235.70 feet;
THENCE South 00° 11' 23" East, a distance of 163.44 feet;
THENCE South 89° 55' 27" West, a distance of 180.02 feet;
THENCE South 00° 00' 00" West, a distance of 58.89 feet;
THENCE South 89° 43' 28" West, a distance of 160.22 feet;
THENCE South 00° 21' 16" East, a distance of 135.06 feet;
THENCE South 88° 14' 50" West, a distance of 158.46 feet;
THENCE North 00° 44' 17" West, a distance of 112.08 feet;
THENCE South 89° 02' 21" West, a distance of 199.25 feet;
THENCE North 00° 38' 15" West, a distance of 21.2 feet;
THENCE South 88° 23' 48" West, a distance of 123.93 feet;
THENCE North 89° 35' 07" West, a distance of 114.04 feet;
THENCE North 00° 03' 28" West, a distance of 139.58 feet;
THENCE South 90° 00' 00" West, a distance of 232.17 feet;
THENCE North 00° 50' 09" West, a distance of 1480.40 feet;
THENCE North 88° 02' 10" East, a distance of 357.68 feet;
THENCE North 00° 28' 16" West, a distance of 963.83 feet;

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

**SUBDISTRICT A - TRACT 3
RTN**

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

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

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

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

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

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

**SUBDISTRICT A - TRACT 4
RTN**

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

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

THENCE along a curve to the left having a Radius of 294. 80 feet, an Angle of 40° 39' 22" and a Chord Direction of North 19° 27' 35" West;

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

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

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

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

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

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

THENCE South 89° 41' 17" West, a distance of 7.71 feet;

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

**SUBDISTRICT A - TRACT 5
RTN**

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

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

**SUBDISTRICT A - TRACT 6
RTN**

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

THENCE South 88° 47' 34" West, a distance of 276.78 feet;
THENCE North 00° 46' 04" West, a distance of 164.05 feet;
THENCE South 61° 21' 53" East, a distance of 58.55 feet;
THENCE North 88° 19' 46" East, a distance of 8.56 feet;
THENCE North 25° 25' 24" East, a distance of 46.00 feet;
THENCE South 60° 06' 37" East, a distance of 32.77 feet;
THENCE South 58° 04' 20" East, a distance of 47.54 feet;

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

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

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

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

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

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

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

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

**SUBDISTRICT A - TRACT 7
RTN**

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

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

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

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

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

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

**SUBDISTRICT B - TRACT 1
WR-3_ (with Shop Front Overlay 10 (SH-10) per Z067-203)**

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

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

THENCE South 00° 54' 06" East, a distance of 72.17 feet;

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

SUBDISTRICT B -TRACT 2
WR-3

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

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

SUBDISTRICT B - TRACT 3
WR-3

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

THENCE North 61° 54' 37" East, a distance of 161.44 feet;

THENCE South 16° 53' 44" East, a distance of 51.07 feet;

THENCE South 61° 55' 28" West, a distance of 152.09 feet

THENCE North 27° 26' 38" West, a distance of 50.07 feet;

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

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

THENCE South 88° 25' 41" West, a distance of 371.49 feet;

THENCE North 00° 47' 29" West, a distance of 130.84 feet;

THENCE North 88° 13' 18" East, a distance of 152.86 feet;

THENCE North 01° 30' 19" West, a distance of 436.63 feet;

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

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

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

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

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

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

THENCE North 89° 43' 44" East, a distance of 386.48 feet;

THENCE South 00° 57' 44" East, a distance of 1118.81 feet

**SUBDISTRICT B - TRACT 5
WR-3**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDISTRICT B – TRACT 6

WR-3 (with additional (SH-5) Shop Front Overlay 5)

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

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

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

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

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

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

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

SUBDISTRICT C-TRACT 2

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

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

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

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

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

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

SUBDISTRICT D - TRACT 1

WMU-5

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

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

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

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

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

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

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

SUBDISTRICT D _TRACT 2
WMU-5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE South 88° 12' 43" West, a distance of 50.83 feet;

THENCE South 89° 08' 09" West, a distance of 227.91 feet;

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THENCE South 00° 44' 31" East, a distance of 229.30 feet;

THENCE North 89° 44' 59" East, a distance of 227.02 feet;

THENCE South 89° 56' 18" East, a distance of 54.42 feet;

THENCE South 01° 24' 24" East, a distance of 223.02 feet;

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

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

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

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

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

THENCE South 88° 58' 59" West, a distance of 574.32 feet;

THENCE North 00° 43' 38" West, a distance of 1070.86 feet;

THENCE North 00° 53' 29" West, a distance of 239.94 feet;

THENCE North 01° 17' 23" West, a distance of 458.25 feet;

THENCE South 88° 56' 54" West, a distance of 200.64 feet;

THENCE North 00° 00' 50" West, a distance of 51.66 feet;

THENCE North 88° 08' 41" East, a distance of 10.42 feet;

THENCE North 01° 47' 48" West, a distance of 186.91 feet;

THENCE North 89° 54' 14" West, a distance of 53.26 feet;

THENCE North 00° 29' 30" West, a distance of 365.90 feet;

THENCE North 87° 22' 12" East, a distance of 55.47 feet;

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2 4 1 3 3 1

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THENCE North 00° 56' 27" West, a distance of 447.81 feet;

THENCE South 84° 39' 42" West, a distance of 5.10 feet;

THENCE North 00° 03' 29" West, a distance of 127.19 feet;

THENCE South 89° 08' 32" West, a distance of 61.46 feet;

THENCE North 01° 01' 36" West, a distance of 320.61 feet;

THENCE South 89° 53' 53" East, a distance of 69.50 feet;

THENCE North 00° 07' 22" East, a distance of 32.48 feet;

THENCE North 01° 04' 07" West, a distance of 157.64 feet;

THENCE North 01° 20' 13" West, a distance of 359.32 feet;

THENCE North 89° 05' 23" East, a distance of 181.86 feet;

THENCE South 00° 49' 46" East, a distance of 179.51 feet;

THENCE North 89° 36' 17" East, a distance of 238.90 feet;

THENCE South 00° 48' 46" East, a distance of 1819.10 feet;

THENCE North 89° 11' 14" East, a distance of 225.57 feet;

THENCE South 00° 48' 46" East, a distance of 180.49 feet;

THENCE North 89° 11' 14" East, a distance of 682.03 feet;

THENCE South 00° 48' 46" West, a distance of 1633.29 feet;

THENCE North 89° 20' 11" West, a distance of 243.46 feet;

THENCE North 00° 34' 39" West, a distance of 533.10 feet;

THENCE North 88° 57' 37" East, a distance of 208.36 feet;

THENCE South 32° 05' 29" East, a distance of 266.87 feet;

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

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

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

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

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

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

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

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

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

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

SUBDISTRICT D - TRACT 4

WMU-5 (with additional Shop Front Overlay 6 (SH-6))

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

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

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

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

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

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

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

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

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

THENCE North 88° 14' 50" East, a distance of 158.46 feet;

THENCE North 00° 21' 16" West, a distance of 135.06 feet;

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

SUBDISTRICT D - TRACT 5
WMU-5

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

THENCE South 01° 36' 25" East, a distance of 392.64 feet;
THENCE South 81° 35' 02" East, a distance of 447.09 feet;
THENCE South 43° 07' 42" West, a distance of 84.41 feet;

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THENCE South 00° 28' 16" East, a distance of 963.83 feet;
THENCE South 88° 05' 46" West, a distance of 357.78 feet;
THENCE North 01° 08' 13" West, a distance of 552.45 feet;
THENCE North 29° 30' 12" East, a distance of 27.53 feet;
THENCE North 31° 45' 27" West, a distance of 88.26 feet;
THENCE South 49° 46' 09" West, a distance of 89.42 feet;
THENCE South 49° 54' 38" West, a distance of 104.77 feet;
THENCE North 27° 26' 38" West, a distance of 113.52 feet;
THENCE North 61° 44' 35" East, a distance of 123.29 feet;
THENCE North 16° 41' 13" West, a distance of 154.31 feet;
THENCE North 16° 53' 44" West, a distance of 51.07 feet;
THENCE North 15° 43' 34" West, a distance of 154.17 feet;
THENCE South 61° 37' 35" West, a distance of 192.77 feet;
THENCE North 30° 32' 19" West, a distance of 263.73 feet;
THENCE North 28° 42' 14" West, a distance of 167.69 feet;
THENCE North 28° 14' 55" West, a distance of 179.37 feet;
THENCE North 28° 32' 16" West, a distance of 104.99 feet;

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

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

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

SUBDISTRICT E -TRACT 1
WMU-8

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

THENCE North 76° 22' 3" East, a distance of 439.61;

THENCE South 20° 10' 48" East, a distance of 211.03 feet;

THENCE South 20° 09' 38" East, a distance of 337.92 feet;

THENCE South 31° 04' 27" East, a distance of 442.45 feet;

THENCE South 38° 10' 29" East, a distance of 9.25 feet;

THENCE North 90° 00' 00" East, a distance of 90.36;

THENCE South 00° 57' 31" East, a distance of 327.70 feet;

THENCE South 01° 25' 14" East, a distance of 696.26 feet;

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

THENCE South 88° 53' 06" West, a distance of 824.76 feet;

THENCE North 00° 58' 49" West, a distance of 229.10;

THENCE North 00° 52' 41" West, a distance of 1061.33;

THENCE North 00° 51' 14" West, a distance of 537.15;

SUBDISTRICT E - TRACT 2
WMU-8

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

THENCE North 88° 09' 58" East, a distance of 771.92 feet;

THENCE South 81° 29' 06" East, a distance of 135.26 feet;

THENCE South 00° 35' 06" East, a distance of 533.12 feet;

THENCE South 89° 20' 11" East, a distance of 243.46 feet;

THENCE South 00° 48' 46" East, a distance of 1633.29 feet;

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GIS_Approved

THENCE South 89° 11' 14" West, a distance of 682.03 feet;

THENCE North 00° 48' 46" West, a distance of 180.49 feet;

THENCE South 89° 11' 14" West, a distance of 225.57 feet;

THENCE North 00° 48' 46" West, a distance of 1819.10 feet;

THENCE South 89° 36' 17" West, a distance of 238.90 feet;

THENCE North 00° 49' 46" West, a distance of 179.52 feet;

**SUBDISTRICT E - TRACT 3
WMU-8**

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

THENCE North 89° 44' 51" East, a distance of 854.03 feet;

THENCE South 58° 05' 07" West, a distance of 655.10 feet;

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

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

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

**SUBDISTRICT E – TRACT 4, AREA 1
WMU-8 (with additional Shop Front Overlay 7 (SH-7)
(reduced per ORD 30190 (CC-9/22/2015)
(reduced and split into 2 areas per Z167-321 (CC-12/13/2017)**

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

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

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

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

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GIS_Approved

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

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

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

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

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

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

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

SUBDISTRICT E – TRACT 4, AREA 2

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

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

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

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

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

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

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

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

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

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

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

SUBDISTRICT E - TRACT 5

WMU-8

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

THENCE North 81° 35' 02" West, a distance of 447.09 feet;

THENCE North 01° 36' 25" West, a distance of 392.64 feet;

THENCE South 82° 23' 47" East, a distance of 791.13 feet;

THENCE South 43° 07' 42" West, a distance of 484.01 feet;

SUBDISTRICT E - TRACT 6

WMU-8 (with additional Height Management Overlay (HM-2))

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

THENCE North 89° 56' 18" West, a distance of 54.42 feet;

THENCE North 89° 44' 59" West, a distance of 227.02 feet;

THENCE North 00° 44' 31" West, a distance of 229.03 feet;

THENCE North 89° 08' 09" East, a distance of 227.91 feet;

THENCE North 88° 12' 43" East, a distance of 50.83 feet;

THENCE South 01° 24' 15" East, a distance of 233.17 feet;

SUBDISTRICT F - TRACT 1

WMU-12

(to be reduced under Z223-238 for new Subdistrict P)

(reduced per ORD 31167 (CC-4/10/2019))

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

THENCE North 57° 10' 44" East, a distance of 506.59 feet;

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GIS_Approved

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

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

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

THENCE North 44° 04' 41" East, a distance of 517.57 feet;

THENCE South 90° 00' 00" West, a distance of 323.89 feet;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE South 01° 05' 41" East, a distance of ~~942.17 feet~~ 664.89 feet;

THENCE South 88° 54' 19" West, a distance of 325.19 feet;

THENCE South 01° 05' 41" East, a distance of 260.08 feet;

32857

241331

GIS_Approved

THENCE North 88° 54' 19" East, a distance of 325.19 feet;

THENCE South 01° 05' 41" East, a distance of 17.20 feet;

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

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

THENCE North 00° 43' 38" West, a distance of 1244.65 feet;

**SUBDISTRICT F - TRACT 2
WMU-12**

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

THENCE North 44° 15' 17" East, a distance of 225.77 feet;

THENCE North 44° 12' 09" East, a distance of 210.03 feet;

THENCE North 46° 09' 51" East, a distance of 191.51 feet;

THENCE South 45° 39' 50" East, a distance of 227.30 feet;

THENCE South 43° 45' 52" West, a distance of 59.98 feet;

THENCE South 07° 57' 15" East, a distance of 154.98 feet;

THENCE South 41° 02' 30" West, a distance of 59.34 feet;

THENCE South 00° 27' 55" East, a distance of 40.06 feet;

THENCE South 79° 17' 13" West, a distance of 142.62 feet;

THENCE along a curve to the right having a Radius of 783.2 feet, an Angle of 13° 58' 16" and a Chord Direction of South 89° 53' 10" West;

THENCE North 84° 02' 56" West, a distance of 216.56 feet;

**SUBDISTRICT G - TRACT 1
WMU-20**

32857

241331

GIS_Approved

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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241331

GIS_Approved

THENCE North 01° 25' 14" West, a distance of 696.26;
THENCE North 00° 57' 31" West, a distance of 327.70;
THENCE South 90° 00' 00" West, a distance of 90.36;
THENCE North 38° 10' 29" West, a distance of 9.25;
THENCE North 31° 04' 27" West, a distance of 442.45;
THENCE North 20° 09' 38" West, a distance of 337.92;
THENCE North 20° 10' 48" West, a distance of 211.03;
THENCE North 76° 22' 03" East, a distance of 2306.90;

**SUBDISTRICT G- TRACT 2
WMU-20**

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

THENCE North 00° 37' 24" West, a distance of 1266.32 feet;
THENCE North 89° 17' 34" East, a distance of 434.79 feet;
THENCE North 00° 31' 57" West, a distance of 449.44 feet;
THENCE North 89° 26' 58" East, a distance of 307.85 feet;
THENCE South 02° 00' 59" East, a distance of 156.80 feet;
THENCE South 89° 36' 17" East, a distance of 104.65 feet;
THENCE South 00° 20' 41" East, a distance of 289.83 feet;
THENCE South 00° 57' 44" East, a distance of 1076.30 feet;
THENCE along a curve to the left having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of South 24° 36' 50" East;
THENCE South 45° 44' 43" East, a distance of 54.18 feet;
THENCE South 44° 15' 17" West, a distance of 225.77 feet;

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241331

GIS_Approved

THENCE North 82° 23' 23" West, a distance of 791.35 feet;

**SUBDISTRICT H
MIXED USE**

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

THENCE North 01° 24' 24" West, a distance of 223.01;

THENCE North 01° 24' 15" West, a distance of 233.17;

THENCE North 01° 24' 39" West, a distance of 252.80;

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

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

THENCE North 71° 04' 56" East, a distance of 145.71 feet;

THENCE South 61° 41' 54" East, a distance of 583.17 feet;

THENCE along a curve to the right having a Radius of 3250.24 feet, an Angle of 09° 02' 39" and a Chord Direction of South 54° 47' 07" East;

THENCE South 46° 13' 08" East, a distance of 531.52 feet;

THENCE South 22° 08' 50" West, a distance of 105.96 feet;

THENCE South 15° 53' 14" West, a distance of 232.07 feet;

THENCE along a curve to the left having a Radius of 1214.00 feet, an Angle of 25° 41' 51" and a Chord Direction of South 06° 50' 39" West;

THENCE South 89° 12' 03" West, a distance of 431.50 feet;

THENCE North 10° 25' 15" West, a distance of 100.33 feet;

THENCE along a curve to the left having a Radius of 547.05 feet, an Angle of 19° 59' 39" and a Chord Direction of North 23° 59' 18" West;

THENCE North 32° 05' 29" West, a distance of 266.87 feet;

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241331

GIS_Approved

THENCE South 88° 57' 37" West, a distance of 208.36 feet;

THENCE North 81° 29' 06" West, a distance of 135.33 feet;

THENCE South 88° 09' 58" West, a distance of 771.91 feet;

**SUBDISTRICT I
PARKING**

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

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

THENCE South 80° 58' 42" East, a distance of 159.32 feet;

THENCE South 00° 31' 32" West, a distance of 38.46 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 27° 47' 24" and a Chord Direction of South 78° 41' 27" West;

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

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

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

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

**SUBDISTRICT J
MIXED USE**

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

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

THENCE North 88° 47' 30" East, a distance of 276.80 feet;

THENCE along a curve to the left having a Radius of 319.48 feet, an Angle of 11° 36' 25" and a Chord Direction of South 11° 32' 38" West;

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GIS_Approved

THENCE South 01° 06' 44" West, a distance of 103.02 feet;

THENCE South 00° 57' 46" East, a distance of 145.88 feet;

THENCE South 89° 43' 46" West, a distance of 386.48 feet;

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

SUBDISTRICT K

WMU-8

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

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

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

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

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

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

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

32857

241331

GIS_Approved

THENCE North 00° 50' 32" West, continuing along the easterly right-of-way line of said Zang Boulevard, a distance of 30.00 feet to the former center line of the abandoned West Neely Street;

THENCE North 88° 53' 22" East, along the former center line of the abandoned West Neely Street a distance of 282.51 feet to its intersection with the west line of said Beckley Avenue;

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

SUBDISTRICT L

WMU-3

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

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

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

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

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

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

SUBDISTRICT M

WMU-8

(created per ORD 30717 (CC-12/13/2017))

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

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

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

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

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

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

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

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GIS_Approved

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

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

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

SUBDISTRICT N

WMU-12

(created per ORD 31167 (CC-4/10/2019))

BEING a part of Lots 2 and 3, Block 68/3049, "ORIGINAL TOWN OF OAK CLIFF", an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 89, Page 1, Deed Records, Dallas County, Texas, and being the same two tracts of land described in deed to JEFFERSON ISLAND, LLC, recorded in Instrument No. 201600035750, Deed Records, Dallas County, Texas, said tracts combined being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the East line of Jefferson Boulevard, a 100-foot right-of-way, with the South line of Sixth Street, a 60-foot right-of-way, same being the North line of said Lot 3;

THENCE East, along said South line of Sixth Street, same being the North line of said Lot 3, a distance of 204.20 feet to an "X" set for corner at the transitional right-of-way between said South line, with the Northwest line of Fleming Place, a 70 foot right-of-way;

THENCE South 08 degrees 15 minutes 56 seconds East, along said transitional right-of-way, a distance of 18.15 feet to an "X" set for corner in the said Northwest line of Fleming Place;

THENCE South 44 degrees 04 minutes 41 seconds West, along said Northwest line of Fleming Place, a distance of 266.76 feet to an "X" set for corner at the intersection of the transitional right-of-way, between the said Northwest line of Fleming Place, with the said East line of Jefferson Boulevard, same being the South line of said Lot 2;

THENCE West, along said transitional right-of-way, same being said South line of Lot 2, a distance of 22.91 feet to an "X" found for corner in the said East line of Jefferson Boulevard, and being in a non-tangent curve to the left, having a central angle of 12 degrees 05 minutes 46 seconds, a radius of 994.70 feet, and a chord bearing and distance of North 00 degrees 27 minutes 17 seconds East, 209.61 feet;

THENCE Northerly, along said East line of Lot 2, an arc distance of 210.00 feet to the PLACE OF BEGINNING and containing 24,944 square feet or 0.573 acres of land more or less.

SUBDISTRICT O

32857

241331

GIS_Approved

WMU-8

(created under Z212-357 per ORD 32779 (CC-6/26/2024))

BEGINNING at the intersection of the centerline of 5th Street (Formerly known as Concho Street – a called 50-foot Right-of-Way); and the centerline of Beckley Avenue (a called 60-foot Right-of-Way);

THENCE South 00 degrees 47 minutes 16 seconds East, along the centerline of said Beckley Avenue, a distance of 315.00 feet; to a point for corner at the intersection of said Beckley Avenue and 6th Street (a called 60-foot Right-of-Way);

THENCE South 88 degrees 59 minutes 44 seconds West, along the centerline of 6th Street, a distance of 366.36 feet; to a point for corner at the intersection of said 6th Street and the centerline of Zang Boulevard (a variable width Right-of-Way);

THENCE along the centerline of said Zang Boulevard, the following courses and distances:

North 00 degrees 51 minutes 21 seconds West, a distance of 240.35 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 377.01 feet, a central angle of 11°29'30", and a chord which bears North 07°33'06" East for a distance of 75.49 feet;

along said curve to the right. an arc length of 75.62 feet to a point for corner in the centerline of said 5th Street;

THENCE, North 88°59'47" East, along the centerline of said 5th Street, a distance of 355.70 feet to the **POINT OF BEGINNING** and containing 115,192 square feet or 2.644 acres of land, more or less.

SUBDISTRICT P

WMU-12

(Subarea described to property lines-shown to street centerlines on Tract Map)

(created under Z223-238 GIS223264 (CC-9/11/2024))

BEING a 0.57 acre tract of land out of the Elizabeth Robertson Survey, Abstract Number 1211, situated in the City of Dallas, Dallas County, Texas, and being portions of Lots 4 and 5, Block 80/3061, of Oak Cliff, a subdivision of record in Volume 3, Page 516 of the Map Records of Dallas County, Texas, and being a portion of a called 0.680 acre conveyed to Meem Corporation by deed of record in Document Number 201400330079 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of E. Eighth Street (U.S. Highway 180 – 60-foot right-of-way), being the Southeast corner of a called 0.270 acre tract of land conveyed to Brightstone, LLC by

deed of record in Document Number 202100262447 of said Official Public Records, also being the Southwest corner of said 0.680 acre tract and hereof;

THENCE, N 01°00'17"W, leaving the North right-of-way line of E. Eighth Street, along the West line of said 0.680 acre tract, being the common East line of said 0.270 acre tract, a distance of 234.79 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Dale Street (40-foot right-of-way), being the Northeast corner of said 0.270 acre tract, also being the Northwest corner of said 0.680 acre tract and hereof;

THENCE, N 88°50'24"E, along the South right-of-way line of Dale Street, being the common North line of said 0.680 acre tract a distance of 112.36 feet to an X-cut set at the intersection of the South right-of-way line of Dale Street and the West right-of-way line of Interstate Highway 35E (right-of-way varies), being the most Northerly Northwest corner of a called Parcel 45 – 0.1056 acre tract conveyed to The State of Texas by document of record in Document Number 202100033431, for the Northeast corner hereof;

THENCE, along the West right-of-way line of Interstate Highway 35E, being the common West line of said Parcel 45, over and across said 0.680 acre tract, the following five (5) courses and distances:

1. S 02°16'20"E, a distance of 162.21 feet to a 3/8 inch iron rod found;
2. S 20°32'46"W, a distance of 48.83 feet to a 3/8 inch iron rod found;
3. S 66°10'59"W, a distance of 48.83 feet to a 3/8 inch iron rod found;
4. S 89°00'05"W, a distance of 24.25 feet to an X-cut set;
5. S 01°04'17"E, a distance of 8.57 feet to an X-cut set at the intersection of the West right-of-way line of Interstate Highway 35E and the North right-of-way line of E. Eighth Street, being the common South line of said 0.680 acre tract, also being the Southwest corner of said Parcel 45, for the most Southerly Southeast corner hereof;

THENCE, S 88°59'15"W, along the North right-of-way line of E. Eighth Street and the common South line of said 0.680 acre tract, a distance of 28.76 feet to the POINT OF BEGINNING, containing an area of 0.57 acre (25,030 square feet) of land, more or less.

DISCLAIMER

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

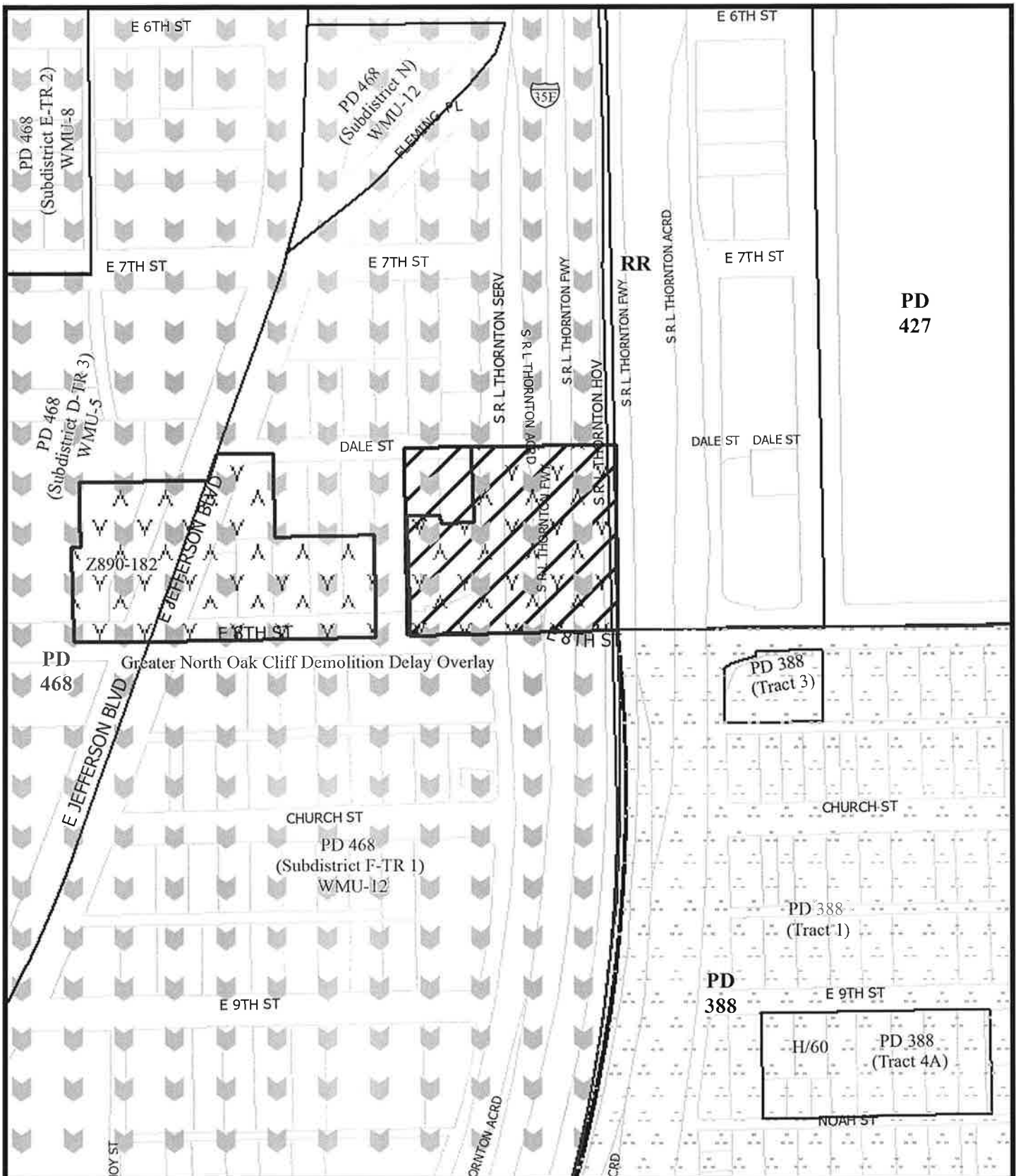
10V



Z223-238(MP) PD 468
Subdistrict F Tract 1 (WMU-12) reduced to add new Subdistrict P (WMU-12)
and termination of Deed Restrictions Z890-182 No. 5 only

32857

241331



1:2,400

ZONING MAP

Case no: **Z223-238**

Date: **4/12/2024**



PROOF OF PUBLICATION – LEGAL ADVERTISING

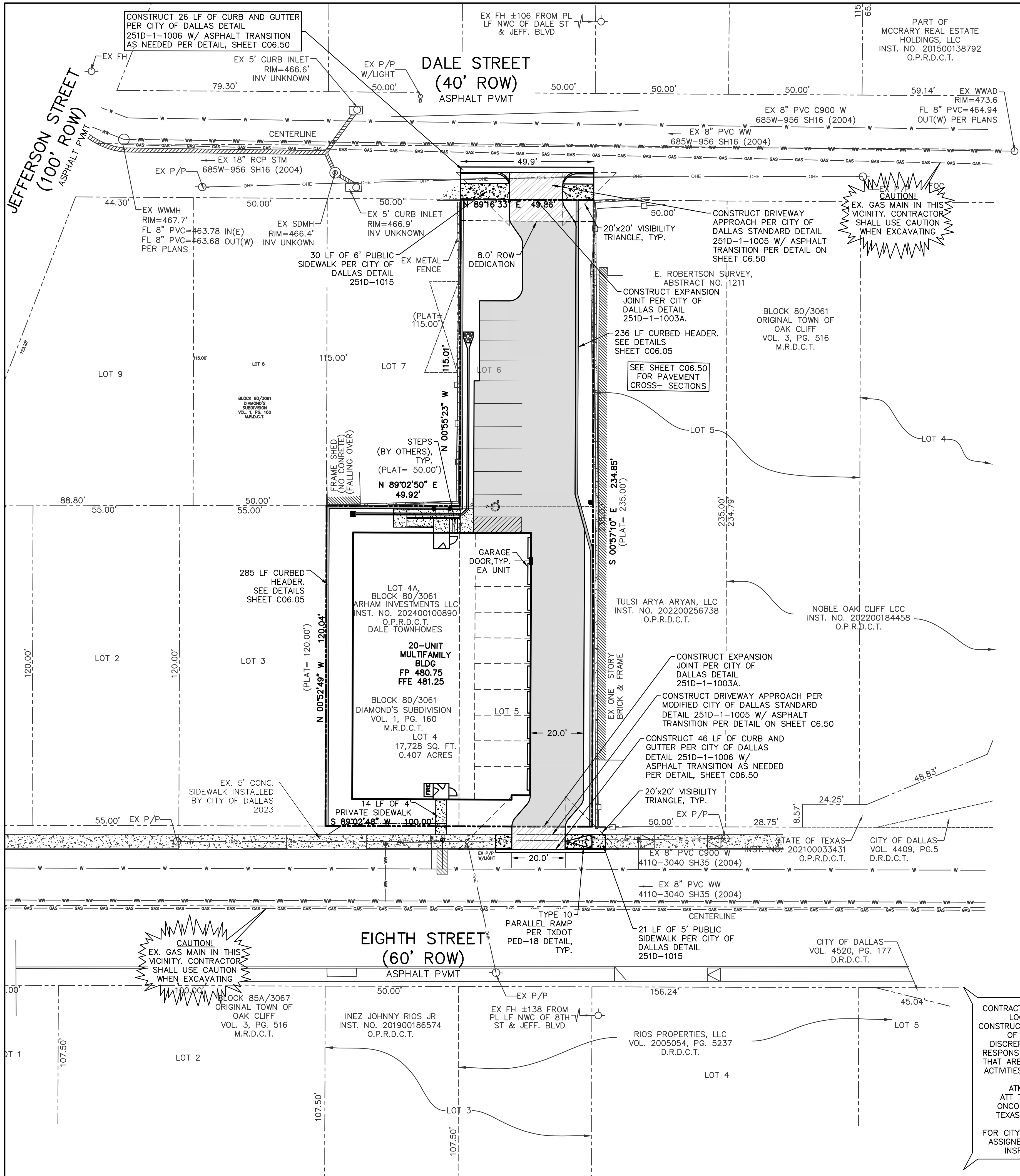
The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL SEP 11 2024

ORDINANCE NUMBER 32857

DATE PUBLISHED SEP 14 2024

ATTESTED BY:

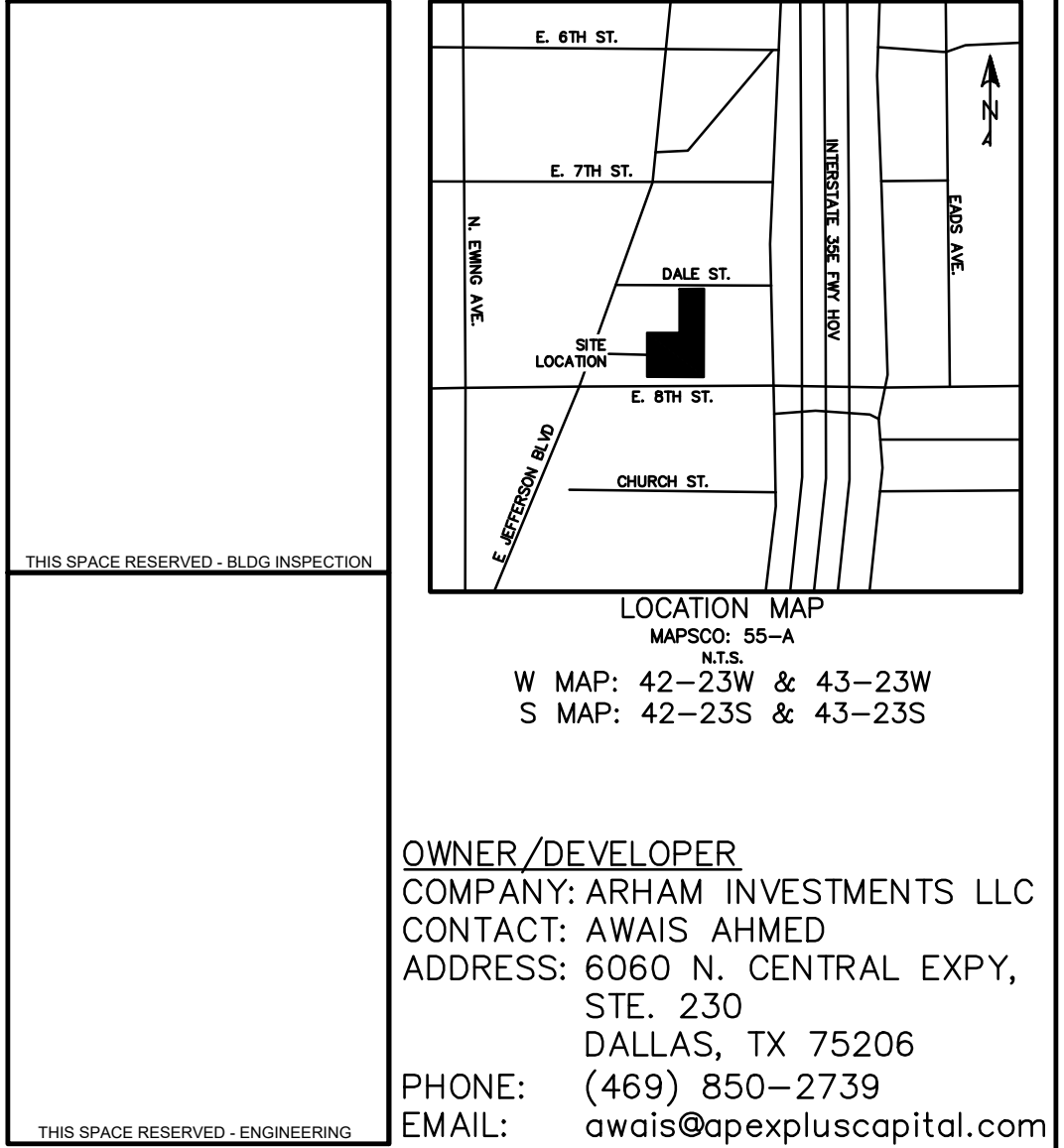


PAVING PLAN NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM AND PAVEMENT CUT AND REPAIR STANDARD MANUAL OF PUBLIC WORKS AND TRANSPORTATION DATED OCTOBER 2003.
- DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
- FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 251D-1, LATEST EDITION.
- UNLESS OTHERWISE NOTED ON PLANS/LEGEND, ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.
- DRIVE APPROACH AND BFRS WITHIN THE ROW MUST BE CONSTRUCTED WITH A MONOLITHIC-POUR UP TO THE PROPERTY LINE AND TO TOP OF THE RAMPS PER 251D-1 PAGE 1005.
- ALL PROPOSED SAWCUT LIMITS ARE APPROXIMATE. PLEASE NOTE THAT THE CONTRACTOR SHALL FOLLOW CITY OF DALLAS PUBLIC WORKS GUIDELINES FOR PAVEMENT REPAIR.
- ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).
- ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO START OF CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 A.M. TO 3:30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES). CONTRACTOR MUST CALL (214) 948-4290 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A RIGHT-OF-WAY PERMIT.
- NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 AM TO 3:30 PM WORKDAYS.
- THE PROPERTY OWNER IS LIABLE TO RESTORE/REPLACE ANY STREET, SIDEWALK, ALLEY, CURB, GUTTER, DRAINAGE STRUCTURE, BOULEVARD LANDSCAPING, UTILITY, OR OTHER PUBLIC IMPROVEMENT DAMAGED DURING CONSTRUCTION, TO EQUAL OR BETTER CONDITION THAN THAT PRIOR TO THE START OF CONSTRUCTION.
- THE ENGINEER OF RECORD CERTIFIES THAT THERE ARE NO TRAFFIC SIGNS BELONGING TO THE CITY OF DALLAS, DART, OR ANY OTHER PUBLIC ENTITY LOCATED WITHIN THE STREET FRONTAGE OF THE PROPOSED WORK AREA AND THE PROPOSED PAVING/DRAINAGE WORK WILL NOT RESULT IN ANY CHANGES TO THE PAVEMENT MARKING OF PUBLIC ROADS.
- SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY. IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST BE FOLLOWED. IF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACED.

PAVING NOTE

UNLESS OTHERWISE LABELED ON THE PLANS, PUBLIC SIDEWALKS TRANSITION ACROSS THE PROPOSED PUBLIC DRIVEWAY AT GRADE AND DOES NOT REQUIRE AN ADA BARRIER FREE RAMP. SEE GRADING PLAN FOR SPECIFIC ELEVATIONS FOR CALCULATED SLOPES.



PAVING PLAN LEGEND

- PUBLIC DRIVEWAY APPROACH:** 63 SY
8" THICK, 4,500 PSI REINFORCED CONCRETE (28 DAYS)
W/ #3 REBAR @ 24" OCEW. 8" LIME OR CEMENT
STABILIZED SUBGRADE (10% CEMENT) COMPACTED TO 98% MIN. STANDARD PROCTOR DENSITY WITHIN -2 TO +4% ABOVE OPTIMUM MOISTURE CONTENT. SAW JOINT TO BE PLACED AT CENTERLINE. CONTRACTOR MAY ADD ADDITIONAL 2" PAVEMENT W/ #4 REBAR IN LIEU OF STABILIZED SUBGRADE.
- PRIVATE DRIVEWAY:** 678 SY
6" THICK, RATED 3,600 PSI REINFORCED CONCRETE W/ #3 REBAR @ 18" OCEW. 6" SUBGRADE W/ LIME COMPACTED TO 95% MIN. STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698), 0 TO +3% ABOVE OPTIMUM MOISTURE CONTENT.
- PUBLIC 5' AND 6' SIDEWALK:** 32 SY
4" THICK, RATED 3,000 PSI REINFORCED CONCRETE W/ #3 REBAR @ 24" OCEW PER CITY OF DALLAS DETAIL 251D-1-1015
- PRIVATE SIDEWALK:** 33 SY
4" THICK, RATED 3,000 PSI REINFORCED STAMPED/COLORED CONCRETE (CREAM BEIGE) W/ #3 REBAR @ 24" OCEW.
- EXISTING CONCRETE SIDEWALK

BENCHMARKS

CITY OF DALLAS WATER DEPARTMENT BENCHMARK
55-A-2 FIFTH STREET - STARR STREET
A SQUARE IS CUT ON TOP OF A CONCRETE CURB AT THE MIDPOINT AT SOUTHWEST CORNER OF THE INTERSECTION
N: 6.961.6643.856 E: 2.485.669.084 ELEV=454.340'

CITY OF DALLAS WATER DEPARTMENT BENCHMARK
55-A-3 FIFTH STREET - MARSALIS AVENUE
A BOLT IS SET ON TOP OF CONCRETE CURB AT THE MID POINT ON THE SOUTHWEST CORNER OF THE INTERSECTION.
N: 6.961.676.490 E: 2.486.249.644 ELEV=460.730'

REVISION TO FINAL

REV NO.	DATE	DESCRIPTION	BY



LMA ENG LLC TX NO. F-24664	2402 MYSTIC TRL ROWLETT, TEXAS 75088	TEL: 214-945-1615 EMAIL: DAVID@LAM-ENG.COM
PLAT NO. S234-149	BLDG PERMIT NO. TBD	PDD ENGINEERING TRACKING NOS. WW25-273 DP25-104

PAVING PLAN

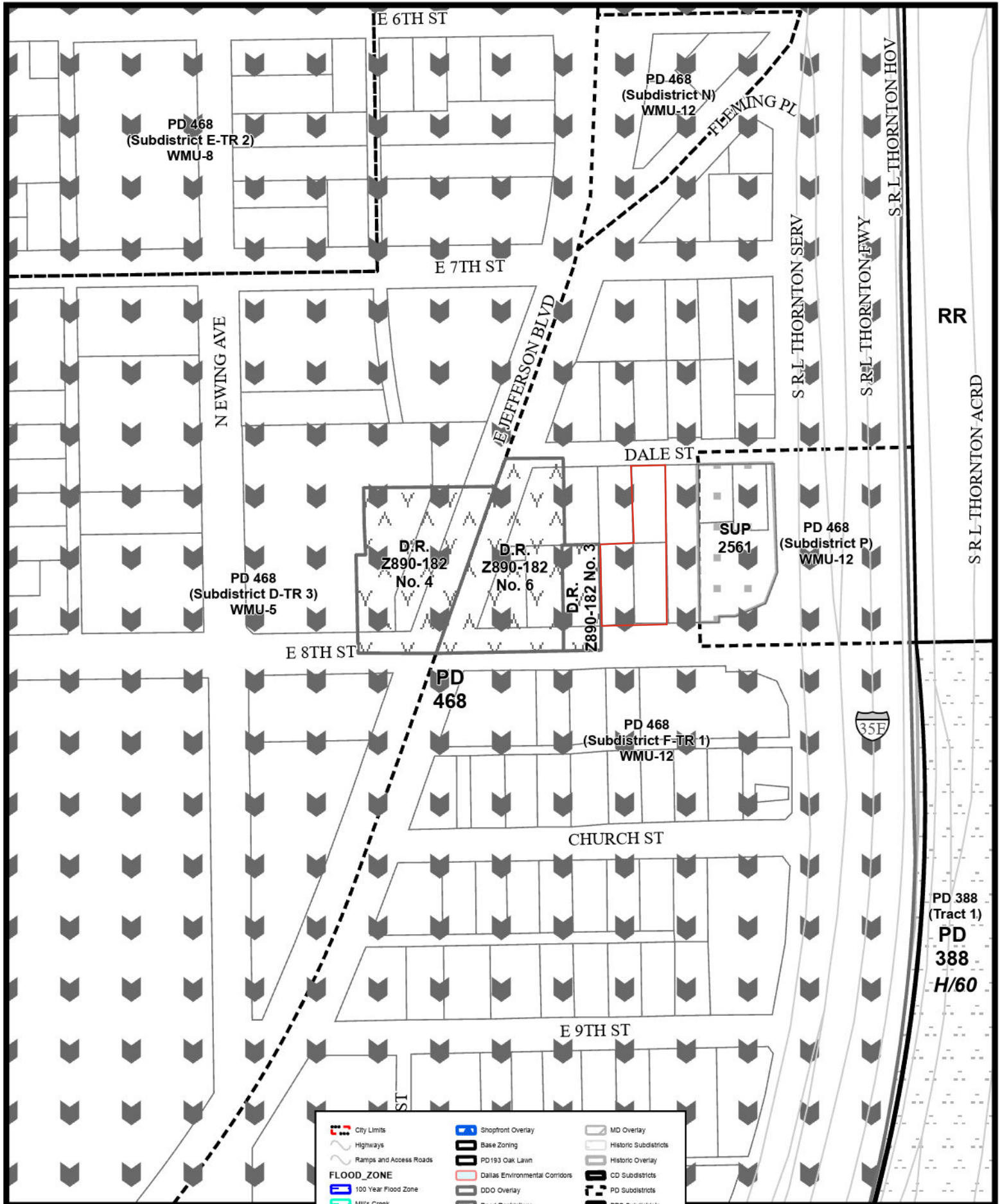
DALE APARTMENTS

LOT 4A BLOCK 80/3061

PLANNING & DEVELOPMENT

CITY OF DALLAS, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
DML	DML	04/18/2025	DP25	104	C06.01

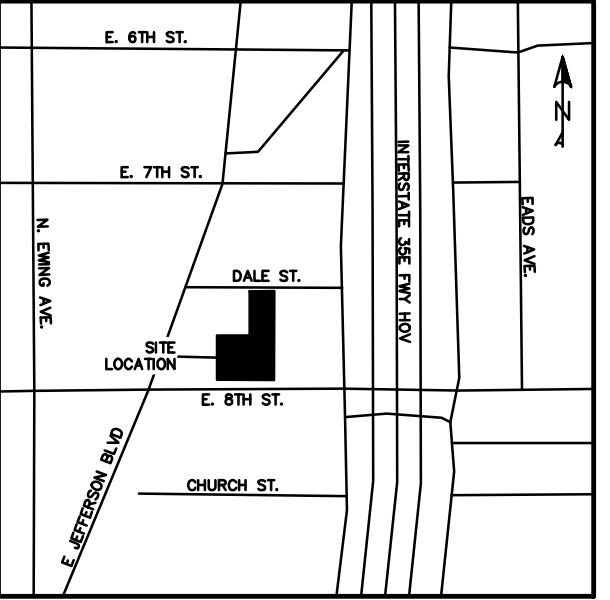
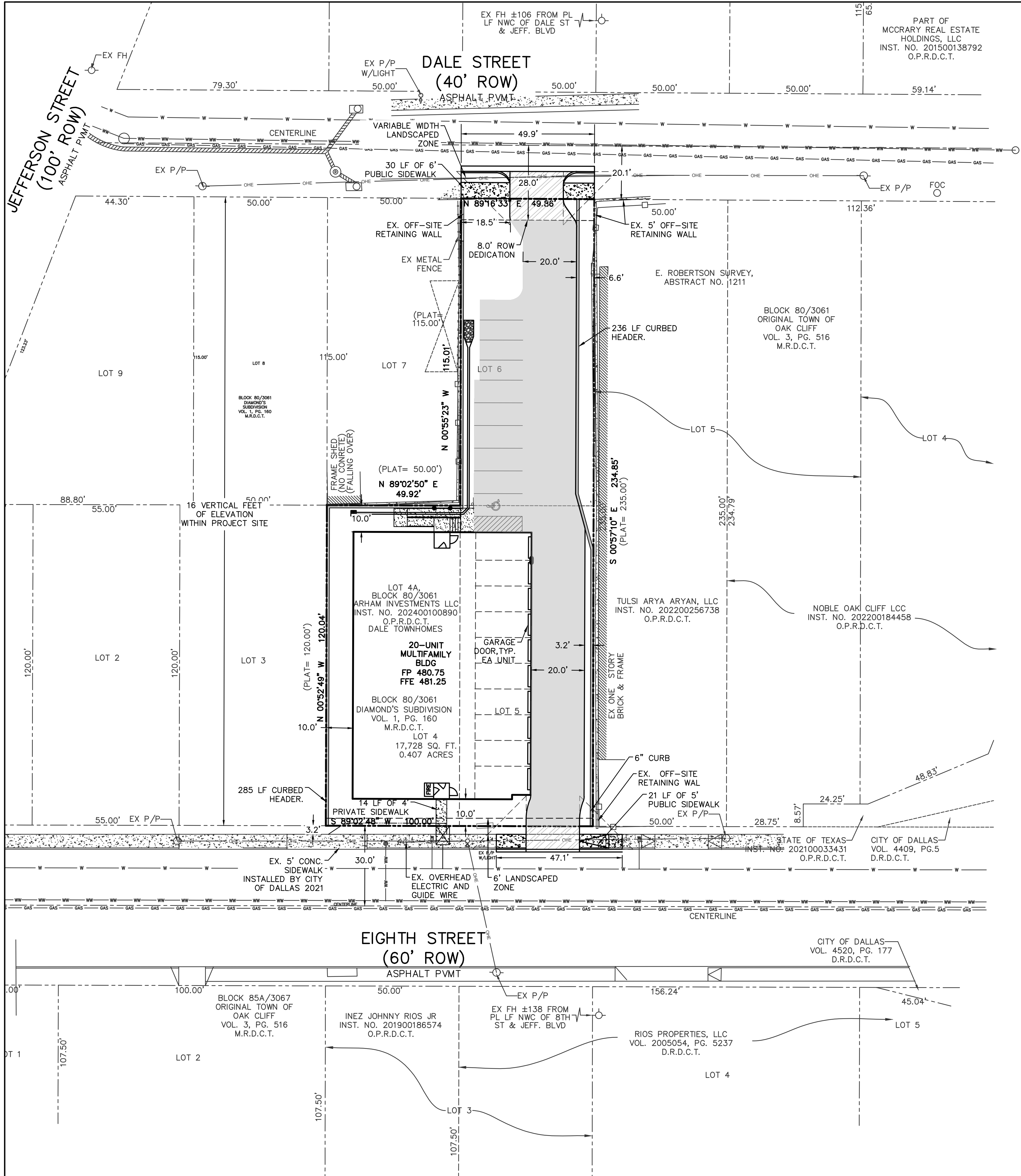


1:2,200

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
	FLOOD_ZONE		Dallas Environmental Corridors		CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mill's Creek		Deed Restrictions		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO_Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		

Case ID:

Printed: 7/23/2025



LOCATION MAP
MAPSCO: 55-A
W MAP: 42-23W & 43-23W
S MAP: 42-23S & 43-23S

OWNER/DEVELOPER
COMPANY: ARHAM INVESTMENTS LLC
CONTACT: AWAIS AHMED
ADDRESS: 6060 N. CENTRAL EXPY,
STE. 230
DALLAS, TX 75206
PHONE: (469) 850-2739
EMAIL: awais@apexpluscapital.com

LEGEND

- PUBLIC CONCRETE DRIVEWAY APPROACH
- PRIVATE CONCRETE DRIVEWAY
- PUBLIC CONCRETE SIDEWALK
- PRIVATE CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPERTY LINE
- GAS EX. GAS LINE
- T EX. TELECOMM LINE
- OHE EX. OVERHEAD ELECTRIC LINE
- PROP. CURBED HEADER

BENCHMARKS

CITY OF DALLAS WATER DEPARTMENT BENCHMARK
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A SQUARE IS CUT ON TOP OF A CONCRETE CURB AT THE
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SITE PLAN

DALE APARTMENTS

LOT 4A BLOCK 80/3061

CITY OF DALLAS, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
DML	DML	07/24/2025			EX. A

CONTRACT INFORMATION

CONTRACT NO. _____ DATE _____
CONTRACTOR _____

