

ORDINANCE NO. 6992
PLANNED DEVELOPMENT NO. 302
CASE NO. Z031105

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 53.72 ACRE TRACT OF LAND OUT OF THE PABLO MANSOLA SURVEY, ABSTRACT NO. 992, THE ROBERT R. TUCKER SURVEY, ABSTRACT NO. 1473, AND THE W. VAN GRINDERBECK SURVEY, ABSTRACT NO. 1516, DALLAS COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED EAST OF SW 3RD STREET AND NORTH OF PHILLIPS COURT AT ACOSTA STREET, **FROM SINGLE FAMILY-TWO (SF-2) RESIDENTIAL DISTRICT AND SINGLE FAMILY-THREE (SF-3) RESIDENTIAL DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY DETACHED RESIDENTIAL USES, WITH PUBLIC AND PRIVATE PARKS AND OPEN SPACE USES**; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below (the Zoning Area) filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Single Family-Two (SF-2) Residential District and Single Family-Three (SF-3) Residential District to a Planned Development District for Single Family Detached Residential Uses, with Public and Private Park and Open Space Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 9, 2004 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the Zoning Area on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the Zoning Area) be rezoned from its classification of **Single Family-Two (SF-2) Residential District and Single Family-Three (SF-3) Residential District to a Planned Development District for Single Family Detached Residential Uses, with Public and Private Park and Open Space Uses**; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on February 17, 2004 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they

would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property (the Zoning Area), as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **Single Family-Two (SF-2) Residential District and Single Family-Three (SF-3) Residential District** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of **Single Family-Two (SF-2) Residential District and Single Family-Three (SF-3) Residential District to a Planned Development District for Single Family Detached Residential Uses, with Public and Private Park and Open Space Uses**; within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit “A” incorporated herein by reference.

II.

SECTION 1. Residential Subdivision Design Guidelines

- A. Developments should have at least two points of access for traffic distribution. Streets should be “stubbed” out to undeveloped tracts to allow connectivity as adjacent residential tracts develop.

- B. Residential streets with a standard paved width of 27-feet shall not intersect arterial or collector thoroughfares unless the paving width is flared to 37-feet at the point of intersection with said thoroughfare. The 37-foot paved width shall taper back to a standard 27-foot paved width at a certain distance back from said thoroughfare as approved by the Transportation Services Department.
- C. The development must include landscaping and open spaces that are planned and coordinated throughout the development.
- D. All utilities along collector and arterial thoroughfares shall be placed underground.
- E. Those sections of Acosta Street and 4th Street that directly front along the GPISD elementary school site shall be designated as “No Parking” zones between the hours of 8:00 am and 7:00 pm, Monday through Fridays.

SECTION 2. Landscaping and Screening Guidelines

- A. Screening fences to be coordinated throughout the residential subdivision. Screening shall consist of masonry walls, berms, landscaping, wrought iron, or a combination of these elements. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.
 - 1. Where applicable, a six (6) foot high screening fence constructed of masonry with a mortar bond finish on each side shall be provided along all thoroughfares designated as an arterial or collector street on the city's Master Transportation Plan, and be provided along platted residential property lines that adjoin property zoned for non-residential uses that front along a thoroughfare designated as an arterial or collector street on the city's master thoroughfare plan. Brick columns or pilasters shall be spaced at minimum 50 ft. centers or placed on residential lot corners.
 - 2. Screening fences required along designated arterial or collector streets shall extend (or wrap) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) that extend into the subdivision from the arterial or collector street. The extended (or wrapping) portion of said screen fence shall not encroach into the required front yard set back for any residential lot.
 - 3. In those instances where a side or rear yard residential fence is across the street from a front yard condition, a designated open space area, or a public park, a Type 3 fence constructed of cement fiberboard, thin-wall, or a stained wood cedar fence on metal post with pickets facing the street shall be installed. A mandatory property-owners association and/or a public improvement district (“PID”) shall maintain such fences.

4. Private residential fences shall consist of cedar and steel posts - no pine allowed
- B. Each residential subdivision shall have entry signage that is coordinated with the development screening wall. A plan shall be submitted for approval.
1. One landscaped monument sign feature will be required at the entry street extending westward into the zoning area from Belt Line Road.
- C. Single-family lot landscaping shall include two (2)-3” caliper trees and a total of 30 gallons of shrubs
1. Each house at the time of occupancy shall have the following minimum landscaping:
 - a. One (1)-three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per homeowner/builder preference.
 - b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
 - c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
 - d. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code with full irrigation for entire lot.
- D. Tree preservation shall be applied through development incentives and landscaping requirements.
1. Staff shall administratively approve building setback variances for the purpose of preserving existing trees. Tree protection provisions shall be documented and applied as condition of approval.
 2. In accordance with Article 8.7.5. Item 7 of the UDC, if a single or two family residential subdivision preserves an average of 30 or more trees per acre by reserving open space to be dedicated to the City, including land required by the City’s Park Department, or to be maintained by a homeowners’ association or public improvement district, minimum lot size may be reduced by ten (10) percent. The city has the right to review and reject such dedication which, unless maintained by another organization, will not meet the provisions of this article. A tree survey will be required to determine verification of this requirement at the time of final plat approval.

SECTION 3. Architectural, Dimensional and Density Guidelines

A. The Development should offer a variety of housing and lot types in a variety of sizes.

1. Minimum lot size of 10,400 square feet, designed with a minimum lot dimension of 80-feet of width and 130 to 150 feet of depth, is required for 7% of all platted residential lots within the zoning area.
2. Minimum lot size of 7,200 square feet, designed with a minimum lot dimension of 72-feet of width and 100 to 120 feet of depth, is required for 26% of all platted residential lots within the zoning area.
3. Minimum lot size of 6,000 square feet, designed with a minimum lot dimension of 60-feet of width and 100-feet of depth, is required for 52% of all platted residential lots within the zoning area.
4. Minimum lot size of 5,000 square feet, designed with a minimum lot dimension of 50-feet of width and 100-feet of depth, shall be permitted for no more than 15% of all platted residential lots within the zoning area.
5. Maximum lot coverage not to exceed 50%.
6. A 25-foot front yard setback is required for all residential lots. A 5-foot reduction to the front yard setback will be allowed for living units built with non front entry (J swing type) garages, and front yard porches. The 5-foot reduction to the front yard setback applicable to front yard porches will be considered for only those front yard porches with a minimum depth of 5-feet.
7. Interior side yard setback shall be a minimum of 6-feet.
8. Side yard setbacks facing a street shall be a minimum of 20-feet for corner lots that are not adjacent to a projecting front yard condition present on an adjoining lot(s). Corner lots that are adjacent to a projecting front yard condition present on an adjoining lot(s) shall have a minimum side yard setback facing a street that is similar to the front yard setback of the adjoining lot(s).
9. Rear yard setback shall be a minimum of 10-feet
10. At least 35% of all platted residential lots to contain a minimum house size of 2,000 square feet or greater.
11. At least 40% of all platted residential lots to contain a minimum house size of 1,800 square feet or greater.
12. At least 20% of all platted residential lots to contain a minimum house size of 1,600 square feet or greater.

13. No more than 5% of all platted residential lots shall contain a minimum house size between 1,436 square feet and 1,599 square feet.
14. Minimum roof pitch shall be 8:12 for 50% of all platted residential lots. A minimum roof pitch of 6:12 shall be required for the remaining 50% of all platted residential lots. A minimum roof pitch of 6:12 shall not be permitted for residential structures located on two or more consecutive (adjoining) lots.
15. Three-tab type roof shingles are to be disallowed. No use of the same roof shingle color shall be allowed on a house built on a lot that is within 3 lots of a structure constructed with a similar roof shingle color that is located on the same side of a street in-between intersecting street(s). No house may be built with a similar roof shingle color as one located directly across the street.

B. Exterior construction to be predominately composed of masonry materials.

1. Minimum eighty percent (80%) of all exterior wall surfaces for 2-story structures or higher shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
2. Minimum one-hundred percent (100%) of all exterior wall surfaces for 1-story structures shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
3. Minimum one-hundred percent (100%) of all building elevations directly facing or backing up to a major arterial, collector street, or local residential street shall be structurally designed for and constructed of masonry and/or stone excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections
4. No use of the same brick color, duplicate building elevation and building profile shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements and color that is located on the same side of a street in-between intersecting street(s). No house may be built with similar building elements and color as one located directly across the street.
5. All fireplaces and chimney flues shall be encased in 100% masonry for all chimney types and locations.

- C. Residential garage alternatives to be provided to the home owner/purchaser.
 - 1. Seventy-five percent (75%) of all platted lots shall have non-front entry garages.
 - a. Those units with front entry garages shall have a minimum 25-foot front yard setback to the front of the garage.
 - 2. Residential units located on lots fronting Acosta Street and 4th Street, that are situated directly across the street from the GPISD elementary school site, shall only be constructed with non-front entry garages. Such residential units shall be deed restricted for side entry (j-swing type) garages only.

- D. A unifying urban design theme is to be provided for amenities and streetscape elements with provision for centralized property management to be in place.
 - 1. Unified street signage, mail boxes and street lighting to be coordinated throughout the development.
 - 2. A mandatory public improvement district (“PID”) shall be created to enforce the restrictions contained in this ordinance at the expense of the property owners association and/or PID, and said association and/or PID shall also maintain required masonry screening walls, street landscaping, monument signage, common irrigation, and other common areas within the development.

III.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

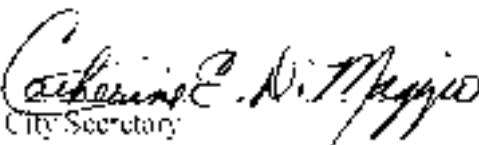
IV.

That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 17th day of February 2004.


 Mayor, Grand Prairie, Texas

ATTEST:

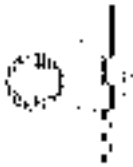

 City Secretary

APPROVED AS TO FORM:



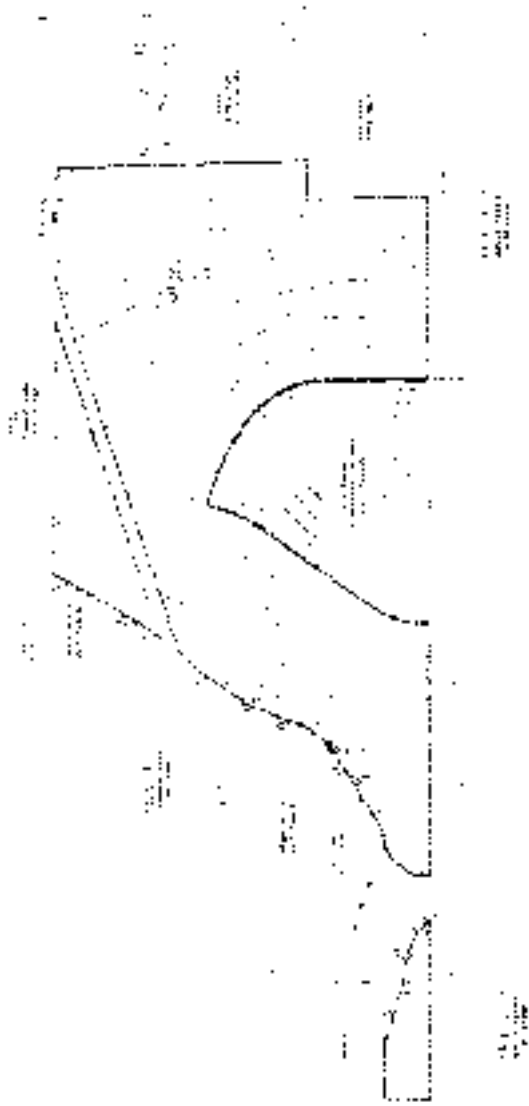
 Assistant City Attorney

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MONTEREY PARK
CITY OF MONTEREY PARK
PLANNING DEPARTMENT
1000 MONTEREY PARK AVENUE
MONTEREY PARK, CALIFORNIA 94021
TEL: (415) 321-1000
WWW.MONTEREYPARK.CA.GOV

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EXHIBIT "A"
LEGAL DESCRIPTION

Being 53.724 acres of land consisting of three tracts situated in the Pablo Mansola Survey, Abstract No. 992, the Robert R. Tucker Survey, Abstract No. 1473 and the W. Van Grinderbeck Survey, Abstract No. 1516 in the City of Grand Prairie, Dallas County, Texas and being more particularly described as follows;

TRACT 1

Being a 61.061 acre tract of land situated in the Pablo Mansola Survey, Abstract No. 992 and the Robert R. Tucker Survey, Abstract No. 1473, in the City of Grand Prairie, Dallas County, Texas, said tract being part of that tract conveyed to Herman H. Plattner as recorded in Volume 92245, Page 2179, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at a point in the north line of said Robert R. Tucker Survey, said point being in the west right-of-way line of Belt Line Road (F.M. 1382);

THENCE South 89 deg. 38 min. 37 sec. West, leaving the west right-of-way line of said Belt Line Road and along the northerly line of said Plattner tract a distance of 387.00 feet to a point for corner;

THENCE South 89 deg. 55 min. 30 sec. West, continuing along the northerly line of said Plattner tract a distance of 70.62 feet to the POINT of BEGINNING;

THENCE South 01 deg. 37 min. 02 sec. East, leaving the northerly line of said Plattner tract a distance of 953.13 feet to a point for corner;

THENCE South 89 deg. 36 min. 55 sec. West, a distance of 143.68 feet to a point for corner;

THENCE South 01 deg. 16 min. 01 sec. East, a distance of 460.00 feet to a point for corner, said point being in the south line of said Plattner tract and the north line of the First Church of the Nazarene tract as recorded in Volume 93140, Page 3375 of said deed records;

THENCE South 89 deg. 36 min. 55 sec. West, along the south line of said Plattner tract and the north line of the First Church of the Nazarene tract a distance of 687.72 feet to a point for corner, said point being the southeast corner of that certain

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12.193 acre (531,127 square feet) tract of land conveyed to the Grand Prairie Independent School District as recorded in Volume 2003016, Page 1134, Deed Records, Dallas County, Texas, said point also being in the east right-of-way line of Acosta Street (a 50 foot right-of-way);

THENCE North 00 deg. 01 min. 21 sec. East, along the east right-of-way line of said Acosta Street a distance of 385.17 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 375.00 feet and a chord that bears North 27 deg. 28 min. 40 sec. West a distance of 346.32 feet;

THENCE in a northwesterly direction along the east right-of-way line of said Acosta Street and said curve to the left through a central angle of 55 deg. 00 min. 02 sec. an arc distance of 359.98 feet to a point for corner;

THENCE North 54 deg. 58 min. 41 sec. West, continuing along the northeasterly right-of-way line of said Acosta Street a distance of 31.79 feet, said point being the beginning of a curve to the left having a radius of 848.50 feet and a chord that bears North 65 deg. 32 min. 31 sec. West a distance of 312.88 feet;

THENCE in a northwesterly direction continuing along the northeasterly right-of-way line of said Acosta Street and said curve to the left through a central angle of 21 deg. 19 min. 41 sec. an arc distance of 230.79 feet to a point for corner at the intersection of the prolongation of the northeasterly right-of-way line of said Acosta Street with the west right-of-way line of 4th Street (a 50 foot right-of-way), said point being in a non-tangent curve to the right having a radius of 620.00 feet and a chord that bears South 24 deg. 21 min. 31 sec. West a distance of 229.46 feet;

THENCE in a southwesterly direction along the westerly right-of-way line of said 4th Street and said curve to the right through a central angle of 21 deg. 19 min. 41 sec. an arc distance of 230.79 feet to a point for corner;

THENCE South 35 deg. 01 min. 21 sec. West, continuing along the westerly right-of-way line of said 4th Street a distance of 503.25 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 380.00 feet and a chord that bears South 17 deg. 01 min. 40 sec. West a distance of 234.79 feet;

THENCE in a southwesterly direction continuing along the westerly right-of-way line of said 4th Street and said curve to the left through a central angle of 35 deg. 59 min. 22 sec. an arc

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distance of 238.69 feet to a point for corner in the south line of said Grand Prairie Independent School District tract;

THENCE South 89 deg. 36 min. 55 sec. West, along the southerly line of said Grand Prairie Independent School District tract, passing at a distance of 120.01 feet the southwest corner of said Grand Prairie Independent School District tract and continuing along the south line of said Plattner tract a distance of 1776.96 feet to a point for the southwest corner of said Plattner tract, said point being in the east right-of-way line of S.W. 3rd Street (a 60 foot right-of-way);

THENCE North 00 deg. 43 min. 46 sec. West, along the east right-of-way line of said S.W. 3rd and the west line of said Plattner tract a distance of 172.25 feet to a point for corner, said point being the southwest corner of a City of Grand Prairie tract as recorded in Volume 67, Page 1641 of said deed records;

THENCE North 89 deg. 47 min. 46 sec. East, leaving the east right-of-way line of said S.W. 3rd Street and along the south line of said City of Grand Prairie tract a distance of 434.00 feet to a point for the southeast corner of said City of Grand Prairie tract;

THENCE North 00 deg. 12 min. 14 sec. West, along the east line of said City of Grand Prairie tract a distance of 360.00 feet to a point for the northeast corner of a Mar Thoma Church of Dallas tract as recorded in Volume 99220, Page 24 of said deed records, said point being in the southerly line of a 50 foot Texas Electric Service Company easement;

THENCE North 70 deg. 56 min. 57 sec. East, along the southerly line of said Texas Electric Service Company easement a distance of 2763.27 feet to a point for corner in the northerly line of said Plattner tract;

THENCE North 89 deg. 55 min. 30 sec. East, along the northerly line of said Plattner tract a distance of 440.47 feet to the POINT of BEGINNING and containing 61.061 acres (2,659,808 square feet) of land, more or less.

SAVE AND EXCEPT THE FOLLOWING TRACT

TRACT A

Being a 12.171 acre tract of land situated in the Pablo Mansola Survey, Abstract No. 992, and the Robert R. Tucker Survey,

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Abstract No. 1473, in the City of Grand Prairie, Dallas County, Texas, said tract being part of that tract conveyed to Herman H. Plattner as recorded in Volume 92245, Page 2179, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at a point for corner in the east right-of-way line of said S.W. 3rd Street, said point being the southwest corner of said City of Grand Prairie tract;

THENCE North 89 deg. 47 min. 46 sec. East, leaving the east right-of-way line of said S.W. 3rd Street and along the south line of said City of Grand Prairie tract a distance of 166.25 feet to the POINT of BEGINNING;

THENCE North 89 deg. 47 min. 46 sec. East, continuing along the south line of said City of Grand Prairie tract a distance of 267.75 feet to a point for the southeast corner of said City of Grand Prairie tract;

THENCE North 00 deg. 12 min. 14 sec. West, along the east line of said City of Grand Prairie tract a distance of 360.00 feet to a point for the northeast corner of a Mar Thoma Church of Dallas tract as recorded in Volume 99220, Page 24 of said deed records, said point being in the southerly line of a 50 foot Texas Electric Service Company easement;

THENCE North 70 deg. 56 min. 57 sec. East, along the southerly line of said Texas Electric Service Company easement a distance of 1257.37 feet to a point for corner;

THENCE South 43 deg. 44 min. 36 sec. West, leaving the southerly line of said Texas Electric Service Company easement a distance of 96.50 feet to a point for corner;

THENCE South 35 deg. 17 min. 39 sec. West, a distance of 200.61 feet to a point for corner;

THENCE South 21 deg. 57 min. 24 sec. West, a distance of 168.08 feet to a point for corner;

THENCE South 22 deg. 18 min. 37 sec. West, a distance of 83.62 feet to a point for corner;

THENCE South 35 deg. 47 min. 34 sec. West, a distance of 88.70 feet to a point for corner;

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THENCE South 51 deg. 33 min. 23 sec. West, a distance of 89.80 feet to a point for corner;

THENCE South 57 deg. 36 min. 57 sec. West, a distance of 407.35 feet to a point for corner;

THENCE South 41 deg. 47 min. 02 sec. West, a distance of 85.19 feet to a point for corner;

THENCE South 24 deg. 22 min. 49 sec. West, a distance of 68.81 feet to a point for corner, said point being in the south line of said Plattner tract;

THENCE South 89 deg. 36 min. 55 sec. West, along the south line of said Plattner tract a distance of 172.29 feet to point for corner;

THENCE North 42 deg. 57 min. 15 sec. West, leaving the south line of said Plattner tract a distance of 45.36 feet to point for corner;

THENCE North 61 deg. 24 min. 35 sec. West, a distance of 56.89 feet to point for corner;

THENCE North 75 deg. 29 min. 54 sec. West, a distance of 330.69 feet to point for corner;

THENCE North 64 deg. 24 min. 34 sec. West, a distance of 58.83 feet to the POINT of BEGINNING and containing 12.171 acres (530,153 square feet) of land, more or less.

TRACT 2

Being a 6.719 acre tract of land situated in the Robert R. Tucker Survey. Abstract Number 1473, in the City of Grand Prairie, Dallas County, Texas, said tract being all of that tract conveyed to Herman H. Plattner as recorded in Volume 92245, Page 2179, Deed Records, Dallas County, Texas and being more particularly described as follows;

BEGINNING at point for corner at the intersection of the northerly line of said 50 foot Texas Electric Service Company easement with the south line of a City of Grand Prairie tract as recorded in Volume 77247, Page 356 and Volume 77247, Page 352;

THENCE South 70 deg. 56 min. 57 sec. West, along the northerly line of said 50 foot Texas Electric Service Company easement a distance of 1369.97 feet to a point for corner, said point being

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in the east line of said City of Grand Prairie tract;

THENCE North 00 deg. 00 min. 02 sec. West, along the east line of said City of Grand Prairie tract a distance of 452.06 feet to a point for corner;

THENCE South 89 deg. 47 min. 02 sec. East, along the south line of said City of Grand Prairie tract a distance of 1294.95 feet to the POINT of BEGINNING and containing 6.719 acres (292,680 square feet) of land, more or less.

SAVE AND EXCEPT THE FOLLOWING TRACT

TRACT B

Being a 1.885 acre tract of land situated in the Robert R. Tucker Survey. Abstract Number 1473, in the City of Grand Prairie, Dallas County, Texas, said tract being part of that tract conveyed to Herman H. Plattner as recorded in Volume 92245, Page 2179, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at point for corner at the intersection of the northerly line of said 50 foot Texas Electric Service Company easement with the south line of a City of Grand Prairie tract as recorded in Volume 77247, Page 356 and Volume 77247, Page 352;

THENCE South 70 deg. 56 min. 57 sec. West, along the northerly line of said 50 foot Texas Electric Service Company easement a distance of 1312.90 feet to the POINT of BEGINNING;

THENCE South 70 deg. 56 min. 57 sec. West, continuing along the northerly line of said 50 foot Texas Electric Service Company easement a distance of 57.07 feet to a point for corner, said point being in the east line of said City of Grand Prairie tract;

THENCE North 00 deg. 00 min. 02 sec. West, along the east line of said City of Grand Prairie tract a distance of 452.06 feet to a point for corner;

THENCE South 89 deg. 47 min. 02 sec. East, along the south line of said City of Grand Prairie tract a distance of 314.20 feet to a point for corner;

THENCE South 31 deg. 28 min. 55 sec. West, leaving the south line of said City of Grand a distance of 55.27 feet to a point for corner;

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THENCE South 29 deg. 25 min. 17 sec. West, a distance of 319.71 feet to a point for corner;

THENCE South 34 deg. 52 min. 43 sec. West, a distance of 129.99 feet to the POINT of BEGINNING and containing 1.885 acres (82,125 square feet) of land, more or less.

Both tracts combined together contain 53.724 acres (2,340,217 square feet) of land, more or less.