

11-22-19

ORDINANCE NO. 31410

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51A-7.1702, 51A-7.1706, 51A-7.1728, and 51A-7.1729 to reflect the creation of Subarea C-1 within Subdistrict C and Subarea D-2 within Subdistrict D; establishing regulations for the new subareas; providing a property description of the subdistricts to include the new subareas; 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; Now, Therefore,

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

SECTION 1. That Section 51A-7.1702, "Designation of Subdistricts," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"SEC. 51A-7.1702. DESIGNATION OF SUBDISTRICTS.

(a) This district is hereby divided into four subdistricts: Subdistricts A, B, C, and D. Subdistrict B has three subareas, B-1, B-2, and B-3. Subdistrict C has two tracts and one subarea, C-1. Subdistrict D has two ~~one~~ subareas, D-1 and D-2.

(b) The subdistrict boundaries are described in Exhibit A ~~B~~ attached to Ordinance No. _____ [30043], passed by the Dallas City Council on December 11, 2019 ~~March 23, 2016~~."

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SECTION 2. That Subsection (c), "Roof Signs in Subdistrict B," of Section 51A-7.1706, "Victory District Sign Permit Requirements," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is retitled, "Roof Signs in Subdistrict B and Subarea D-2."

SECTION 3. That Romanette (ii), "Application for a Roof Sign," of Subsection (c), "Roof Signs in Subdistrict B and Subarea D-2," of Section 51A-7.1706, "Victory District Sign Permit Requirements," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(ii) Application for a roof sign. When applying for a roof sign in Subdistrict B or Subarea-D-2, the applicant shall submit an application to the building official. After determining that the proposed roof sign conforms with all building, electrical, and mechanical codes and all sign regulations in this ordinance, the building official shall forward a copy of the application to the director within five working days of its receipt. The applicant shall provide the building official and the director with specific information in the form of perspectives, renderings, photographs, models, or other representations sufficient to show the nature of the proposed sign and its effect on the building on which it is located as well as its effect on surrounding premises. Any applicant may request a meeting with the director before submitting an application and may consult with the director during the review of the permit application."

SECTION 4. That Paragraph (1), "Number of Permitted Signs," of Subsection (a), "Permanent Attached Signs," of Section 51A-7.1728, "Sign Regulations for Subdistrict C (Expressway Adjacency Subdistrict)," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Subparagraph (C) to read as follows:

"(C) In addition to the signs permitted in Subparagraphs (A) and (B), a non-residential occupancy wholly located within Subarea C-1 is entitled to one additional attached sign per facade, up to a maximum of two signs per facade. For a facade located partially within

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Subarea C-1 and partially outside of Subarea C-1, the maximum number of attached premise signs per non-residential occupancy located on that part of the facade located within Subarea C-1 is two, limited to four attached premise signs total for the entire facade.”

SECTION 5. That Paragraph (1), “Number of Permitted Signs,” of Subsection (a), “Permanent Attached Signs,” of Section 51A-7.1729, “Sign Regulations for Subdistrict D (Office and Residential Subdistrict),” of Division 51A-7.1700, “Provisions for Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Number of permitted signs.

(A) Except as provided in this paragraph, e[E]ach premise or non-residential occupancy is entitled to one attached sign per facade.

(B) In addition to the signs allowed in Subparagraph (A), each non-residential occupancy located wholly within Subarea D-2 is allowed:

(i) one projecting attached sign per facade;

(ii) one marquee sign, canopy sign, or awning sign per facade;

and

(iii) one additional attached sign per facade.

(C) For a facade located partially within Subarea D-2 and partially outside of Subarea D-2:

(i) The maximum number of attached premise signs per non-residential occupancy located on that part of the facade located within Subarea D-2 is four, limited to four attached premise signs total for the entire facade.

(ii) The maximum total number of attached premise signs per non-residential occupancy on a facade wholly or partially located in Subarea D-2 is four.”

SECTION 6. That Subparagraph (C) of Paragraph (2), “Number of Words or Characters,” of Subsection (a), “Permanent Attached Signs,” of Section 51A-7.1729, “Sign Regulations for Subdistrict D (Office and Residential Subdistrict),” of Division 51A-7.1700, “Provisions for

Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is deleted as follows:

~~“(C) No more than six words are permitted at a point on the facade above 66 feet in height.]”~~

SECTION 7. That Paragraph (4), “Effective Area Limitations for Certain Attached Signs,” of Subsection (a), “Permanent Attached Signs,” of Section 51A-7.1729, “Sign Regulations for Subdistrict D (Office and Residential Subdistrict),” of Division 51A-7.1700, “Provisions for Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(4) Effective area limitations for certain attached signs.

(A) With the exception of a marquee sign, the maximum effective area of a changeable message sign is 1,000 square feet.

(B) The maximum effective area of a marquee sign is 250 square feet.

(C) The maximum effective area of an awning or canopy sign is 150 [250] square feet.

(D) There is no maximum effective area for a parapet sign.

(E) The maximum effective area for a roof sign is 800 square feet.

(F) The maximum effective area for all other projecting attached signs is 250 square feet.”

SECTION 8. That Paragraph (5), “Cumulative Effective Area Limitations for All Attached Signs,” of Subsection (a), “Permanent Attached Signs,” of Section 51A-7.1729, “Sign Regulations for Subdistrict D (Office and Residential Subdistrict),” of Division 51A-7.1700, “Provisions for Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

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“(5) Cumulative effective area limitations for all attached signs. The cumulative effective area of all permanent attached signs on a building facade may not exceed 20 [10] percent of the total area of the building facade on which the signs are located. [~~No more than 50 percent of the maximum effective area may be located at a point on the facade above 66 feet in height.~~”

SECTION 9. That Paragraph (8), “Roof Signs,” of Subsection (a), “Permanent Attached Signs,” of Section 51A-7.1729, “Sign Regulations for Subdistrict D (Office and Residential Subdistrict),” of Division 51A-7.1700, “Provisions for Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(8) Roof signs. A maximum of two r[R]oof signs are permitted in Subarea D-2 only [prohibited in this subdistrict].

(A) A roof sign may only be erected on the roof of a main building.

(B) One roof sign per building is permitted.

(C) Roof signs may not exceed a height of 30 feet above the building or one-third of the building height, whichever is less, measured from the highest point of the roofline of the building upon which the sign is attached.

(D) The support for a roof sign must be constructed of open, exposed metal framing. The metal must be painted or coated, or be composed of a material that will not rust or corrode.

(E) A roof sign may not be a changeable message sign.”

SECTION 10. That Paragraph (11), “Location Limitations,” of Subsection (a), “Permanent Attached Signs,” of Section 51A-7.1729, “Sign Regulations for Subdistrict D (Office and Residential Subdistrict),” of Division 51A-7.1700, “Provisions for Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is deleted as follows:

“~~[(11) Location limitations. Only two facades per building may have a sign or portion of a sign at a point on the facade above 66 feet in height.]~~”

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SECTION 11. That Paragraph (12), "Signs Projecting Over the Roof Line," of Subsection (a), "Permanent Attached Signs," of Section 51A-7.1729, "Sign Regulations for Subdistrict D (Office and Residential Subdistrict)," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

~~"(11[12])~~ Signs projecting over the roof line. A [Except for a parapet sign, no] projecting attached sign, other than a roof sign in Subarea D-2, may project up to [over] a maximum of five feet above a building. No changeable message sign may project above a building."

SECTION 12. That Paragraph (13), "Location Limitation on Projecting Attached Signs," of Subsection (a), "Permanent Attached Signs," of Section 51A-7.1729, "Sign Regulations for Subdistrict D (Office and Residential Subdistrict)," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is deleted as follows:

~~"[(13) Location limitation on projecting attached signs. Except for a parapet sign, no portion of a projecting attached sign may be located at a point on the facade above 66 feet in height.]"~~

SECTION 13. That Subparagraph (B) of Paragraph (3), "All Other Detached Signs" of Subsection (b), "Permanent Detached Signs," of Section 51A-7.1729, "Sign Regulations for Subdistrict D (Office and Residential Subdistrict)," of Division 51A-7.1700, "Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

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“(B) The owner or operator of a [~~surface~~] parking lot or parking garage (regardless of whether the parking garage stands alone or is part of a building that houses another use) may erect one non-premise detached sign in Subarea D-2 only, which may be a changeable message sign for each vehicular entrance to the parking lot or parking garage, and one additional non-premise detached sign for each 40,000 square feet of parking surface. Signs permitted under this subparagraph:

(i) may not exceed 30 square feet in effective area or 20 feet in height;

(ii) must be spaced at least 100 feet apart; and

(iii) must be located at least five feet from the lot line or public right-of-way line, whichever creates the greater setback.”

A minimum of 30 percent of the effective area of each sign must identify a district activity.”

SECTION 14. That the city attorney is authorized to insert the enrolled number of this ordinance in Section 51A-7.1702(b).

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

SECTION 16. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 17. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 18. 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.

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SECTION 19. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed DEC 11 2019

EXHIBIT A
Victory SPSD Subdistrict Legals

This district is hereby divided into four subdistricts: Subdistricts A, B, C, and D.

Subdistrict A has no subareas. **Subdistrict B** has three subareas, B-1, B-2, B-3.

Subdistrict C in (2) non-contiguous tracts and one subarea C-1. **Subdistrict D** has two subareas, D-1 and D-2 in (2) non-contiguous tracts.

SUBDISTRICT A is that area of the city within the following described boundaries:

COMMENCING at the intersection of the centerline of All Star Way (a 67-foot-wide right-of-way) with the centerline of Victory Avenue (a variable width right-of-way);

THENCE North 53 45'09" East along said centerline of All Star Way a distance of 41.59 feet to a point for corner;

THENCE South 36°14'51" East, departing said centerline of All Star Way, passing at 33.5 feet the southeast right-of-way line of All Star Way and continuing for a total distance of 41.50 feet to a point for corner and being the POINT OF BEGINNING of the herein described tract of land;

THENCE North 53 45'09" East, and being parallel with said southeast line of All Star Way a distance of 423.50 feet to a point for corner;

THENCE South 36 14'51" East, a distance of 519.00 feet to a point for corner;

THENCE South 53 45'09" West, a distance of 423.50 feet to a point for corner;

THENCE North 36°14'51" West, a distance of 519.00 feet to the POINT OF BEGINNING, and containing 219,797 square feet or 5.046 acres, more or less.

SUBDISTRICT B is that area of the city within the following described boundaries:

BEGINNING at a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") at the intersection of the northwest line of Continental Avenue (a variable width right-of-way) with the northeast line of Railtran (a variable width right-of-way), said point being the present south corner of Block 9/409, same being the southwest corner of a 9.278 acre tract of land described in deed recorded in Volume 98060, Page 3979 of the Deed Records of Dallas County, Texas;

THENCE North 15°19'24" West, along said northeast line, a distance of 290.58 feet to a point for corner, said point being in the centerline of the Lamar Street extension, (a variable width right-of-way);

THENCE North $74^{\circ}40'31''$ East, along said centerline, a distance of 100.00 feet to a point for corner;

THENCE North $15^{\circ}19'24''$ West, along a line 100.00 feet northeast from and parallel with said northeast line of Railtran, a distance of 844.36 feet to a point for corner, said point being in the northeast right-of-way line of Dallas Area Rapid Transit (DART, a 35 foot wide right-of-way) as described by deed recorded in Volume 2003023, Page 9536, of said Deed Records, said point being the beginning of a non-tangent curve to the left having a radius of 305.75 feet, whose chord bears South $78^{\circ}21'19''$ East, a distance of 194.55 feet;

THENCE in a southeasterly direction, along said northeast right-of-way line and curving to the left through a central angle of $37^{\circ}06'09''$ for an arc distance of 197.99 feet to the end of said curve;

THENCE North $83^{\circ}05'36''$ East, continuing along said northeast right-of-way line, a distance of 23.30 feet to a point for corner on the north line of said 9.278 acre tract;

THENCE South $53^{\circ}38'33''$ East, departing said northeast right-of-way line and along said north line, a distance of 45.91 feet to a point for corner;

THENCE North $81^{\circ}21'27''$ East, continuing along said north line, a distance of 18.26 feet to a point for corner in the centerline of Victory Avenue (a variable width right-of-way);

THENCE North $15^{\circ}08'15''$ West, along said centerline of Victory Avenue, a distance of 1,335.20 feet to a point in the centerline of All Star Way (a 67-foot-wide right-of-way);

THENCE North $53^{\circ}45'09''$ East, along said centerline, a distance of 463.82 feet to a point in the westerly line of the North Houston Street (a 67-foot-wide right-of-way);

THENCE South $40^{\circ}22'08''$ East, departing said centerline and along said westerly line, a distance of 33.59 feet to the beginning of a tangent curve to the right having radius of 3,684.34 feet and whose chord bears South $36^{\circ}25'30''$ East, a distance of 506.83 feet;

THENCE in a southerly direction, continuing along said westerly line curving to the right through a central angle of $07^{\circ}53'17''$, an arc distance of 507.23 feet to the end of said curve and the beginning of a tangent compound curve to the right having a radius of 648.62 feet and whose chord bears South $19^{\circ}01'07''$ East, a distance of 302.00 feet;

THENCE in a southeasterly direction, continuing along said westerly line curving to the right through a central angle of $26^{\circ}55'28''$, an arc distance of 304.80 feet to the end of said curve;

THENCE South $05^{\circ}33'21''$ East, continuing along said westerly line, a distance of 703.76 feet to a point for corner;

THENCE South $42^{\circ}58'42''$ East, departing said westerly line and along the prolongation of the southwest line of the North End Addition, an addition to the City of Dallas, Texas, as recorded in

Volume 96237, Page 3442, of said Deed Records, a distance of 869.37 feet to a point for a corner in the northwest right-of-way line of Woodall Rodgers Freeway (a variable width right-of-way);

THENCE South $43^{\circ}54'37''$ West, along said northwest line, a distance of 251.06 feet to a point for the beginning of a non-tangent curve to the right, having a radius of 98.17 feet and whose chord bears South $44^{\circ}55'35''$ West, a distance of 3.48 feet;

THENCE in a southwesterly direction, departing said northwest line curving to the right through a central angle of $02^{\circ}01'52''$, an arc distance of 3.48 feet to a point for corner at the end of said curve;

THENCE North $42^{\circ}43'12''$ West, a distance of 441.53 feet to a point for corner, and being the beginning of a non-tangent curve to the right having a radius of 596.62 feet and whose chord bears North $07^{\circ}17'08''$ West, a distance of 35.71 feet;

THENCE in a northwesterly direction, curving to the right through a central angle of $03^{\circ}25'48''$, an arc distance of 35.72 feet to a point for corner at the end of said curve;

THENCE South $17^{\circ}39'10''$ West, a distance of 23.82 feet to a point for corner;

THENCE North $42^{\circ}43'12''$ West, a distance of 61.03 feet to a point for corner in the easterly right-of-way line of said North Houston Street;

THENCE South $09^{\circ}23'54''$ West, along said easterly line, a distance of 269.05 feet to the beginning of a tangent curve to the left having a radius of 1,129.00 feet and whose chord bears South $06^{\circ}38'52''$ West, a distance 108.35 feet;

THENCE in a southerly direction, continuing along said easterly line, curving to the left through a central angle of $05^{\circ}30'02''$, an arc distance of 108.39 feet to the end of said curve;

THENCE South $26^{\circ}45'11''$ East, continuing along said easterly line, a distance of 15.29 feet to a point for corner;

THENCE South $55^{\circ}38'45''$ East, continuing along said easterly line, a distance 1.36 feet to a point for corner;

THENCE South $02^{\circ}16'46''$ West, continuing along said easterly line, a distance of 50.76 feet to a point for corner;

THENCE South $05^{\circ}20'23''$ East, continuing along said easterly line, a distance of 14.63 feet to the beginning of a non-tangent curve to the left having a radius of 273.50 feet and whose chord bears North $50^{\circ}08'32''$ West, a distance of 3.09 feet;

THENCE in a northwesterly direction, continuing along said easterly line, curving to the left through a central angle of $00^{\circ}38'50''$, an arc distance of 3.09 feet to the end of said curve;

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THENCE South $46^{\circ}57'46''$ West, continuing along said easterly line, a distance of 12.22 feet to a point for corner, said point beginning a non-tangent curve to the left having a radius of 4,427.44 feet and whose chord bears South $01^{\circ}05'58''$ West, a distance of 134.63 feet;

THENCE in a southerly direction, continuing along said easterly line, curving to the left through a central angle of $01^{\circ}44'32''$, an arc distance of 134.64 feet to the end of said curve and the beginning of a compound curve to the left having a radius of 1,965.00 feet and whose chord bears South $00^{\circ}45'56''$ East, a distance of 68.17 feet;

THENCE in a southerly direction, continuing along said easterly line, curving to the left through a central angle of $01^{\circ}59'16''$, an arc distance of 68.17 feet to the end of said curve;

THENCE South $22^{\circ}27'21''$ East, continuing along said easterly line, a distance of 29.05 feet to a point for corner, said point being in the northerly line of Continental Avenue (a variable width right-of-way);

THENCE North $88^{\circ}46'35''$ East, departing said easterly line and along said northerly line, a distance of 18.79 feet to a point for corner;

THENCE South $05^{\circ}23'13''$ East, departing said northerly line, a distance of 66.76 feet to the beginning of a tangent curve to the left having a radius of 328.60 feet and whose chord bears South $24^{\circ}48'08''$ East, a distance of 218.46 feet;

THENCE in a southerly direction, curving to the left through a central angle of $38^{\circ}49'50''$, an arc distance of 222.70 feet to the end of said curve;

THENCE South $44^{\circ}13'03''$ East, and being tangent to the last mentioned curve, a distance of 11.60 feet to the beginning of a tangent curve to the right having a radius of 288.50 and whose chord bears South $41^{\circ}25'25''$ East, a distance of 28.13 feet;

THENCE in a southeasterly direction, curving to the right through a central angle of $05^{\circ}35'17''$, an arc distance of 28.14 feet to the end of said curve, said point being in the approximate centerline of the roadway of Woodall Rodgers Freeway (a variable width right-of-way);

THENCE South $38^{\circ}48'39''$ West, along said centerline, a distance of 89.71 feet to a point in the northwest line of McKinney Avenue (a 50-foot-wide right-of-way);

THENCE South $74^{\circ}54'48''$ West, along said northwest line, a distance of 162.06 feet to a point for corner;

THENCE North $02^{\circ}35'24''$ West, departing said northwest line, a distance 64.05 feet to a point for corner;

THENCE North $05^{\circ}05'24''$ West, a distance of 233.88 feet to a point for corner;

THENCE North $18^{\circ}41'24''$ West, a distance of 51.26 feet to a point for corner;

THENCE South 85°39'36" West, a distance of 61.34 feet to a point for corner;

THENCE South 74°40'36" West, a distance of 21.15 feet to a point for corner, said point being in the south line of Continental Avenue (a variable width right-of-way);

THENCE South 89°30'06" West, along said south line, a distance of 40.25 feet to a point for corner;

THENCE North 15°19'24" West, departing said south line, a distance of 88.94 feet to a point for corner at the intersection of the north line of said Continental Avenue with the east line of existing Houston Street (a 53-foot-wide right-of-way at this point);

THENCE South 74°40'36" West, along said northwest line, a distance of 53.00 feet to a point for corner;

THENCE North 15°19'24" West, departing said northwest line, a distance 75.20 feet to a point for corner;

THENCE South 74°40'36" West, a distance of 47.00 feet to a point for corner;

THENCE North 15°19'24" West, a distance of 15.15 feet to a point for corner;

THENCE South 74°40'36" West, a distance of 83.30 feet to a point for corner;

THENCE South 15°19'24" East, a distance of 90.35 feet to a point for corner, said point being in the north line of Continental Avenue (a variable width right-of-way);

THENCE South 74°40'36" West, along said northwest line, a distance of 166.70 feet to the POINT OF BEGINNING AND CONTAINING 1,803,091 square feet, save and except 219,797 square feet which lie within Subdistrict A, leaving a net area of 1,583,294 square feet or 36.35 acres of land, more or less.

SUB AREA B-1 of Subdistrict B is that area of the city within the following described boundaries:

BEGINNING at a found "X" cut at the intersection of the westerly right-of-way line of North Houston Street (a 67.00 feet wide right-of-way) with the northerly right-of-way line of Wichita Street (a variable width right-of-way) as established by plat recorded in Volume 2001041, Page 5442, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being the beginning of a non-tangent circular curve to the right having a radius of 557.00 feet and whose chord bears South 72 degrees 02 minutes 54 seconds West, a distance of 244.68 feet;

THENCE Southwesterly, along said northerly right-of-way line and said curve to the right, through a central angle of 25 degrees 22 minutes 35 seconds, an arc distance of 246.69 feet to the point of tangency;

THENCE South 84 degrees 44 minutes 11 seconds West, continuing along said northerly right-of-way line, a distance of 60.51 feet to the beginning of a tangent curve to the right having a radius of 290.00 feet and whose chord bears South 85 degrees 39 minutes 56 seconds West, a distance of 9.41 feet;

THENCE Southwesterly, continuing along said northerly right- of-way line and along said curve to the right, through a central angle of 01 degree 51 minutes 30 seconds, an arc distance of 9.41 feet to a point for corner;

THENCE North 36 degrees 14 minutes 51 seconds West, departing said northerly right-of-way, a distance of 182.27 feet to a point for corner;

THENCE North 53 degrees 45 minutes 09 seconds East, a distance of 162.36 feet to a point for corner;

THENCE South 36 degrees 14 minutes 51 seconds East, a distance of 19.08 feet to a point for corner;

THENCE North 53 degrees 45 minutes 09 seconds East, a distance of 104.67 feet to a point for corner;

THENCE North 36 degrees 14 minutes 51 seconds West, a distance of 19.08 feet to a point for corner;

THENCE North 53 seconds 45 minutes 09 seconds East, a distance of 151.68 feet to a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC. INC." on said westerly right-of-way line of North Houston Street and being the beginning of a non-tangent curve to the right having a radius of 648.62 feet and whose chord bears South 15 degrees 54 minutes 19 seconds East, a distance of 233.04 feet;

THENCE Southeasterly, along said westerly right-of-way line and said curve to the right, through a central angle of 20 degrees 41 minutes 53 seconds, an arc distance of 234.31 feet to the point of tangency;

THENCE South 05 degrees 33 minutes 23 seconds East, continuing along said westerly right-of-way line, a distance of 89.19 feet to the POINT OF BEGINNING AND CONTAINING 94,068 square feet SAVE AND EXCEPT 27,428 square feet which lie within Victory Plaza for a net area of 66,640 square feet or 1.530 acres of land, more or less.

SUB AREA B-2 of Subdistrict B is that area of the city within the following described boundaries:

BEGINNING at the west end of a corner clip at the intersection of the westerly right-of-way line of North Houston Street (a 67.00 feet wide right-of-way) with the southerly right- of-way line of

Wichita Street (a variable width right-of-way) as established by plat recorded in Volume 200141, Page 5442, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 62 degrees 43 minutes 50 seconds East, along said corner clip, a distance of 24.98 feet to a point for corner on said westerly right-of-way line;

THENCE South 05 degrees 33 minutes 21 seconds East, along said westerly right-of-way line, a distance of 105.77 feet to a point for corner;

THENCE South 84 degrees 26 minutes 39 seconds West, departing said westerly right-of-way line, a distance 132.71 feet to a point for corner;

THENCE North 05 degrees 33 minutes 21 seconds West, a distance of 101.29 feet to a point for corner on said southerly right-of-way line of Wichita Street, and being the beginning of a non-tangent circular curve to the left having a radius of 197.70 feet and whose chord bears North 87 degrees 52 minutes 10 seconds East, a distance of 21.61 feet;

THENCE Northeasterly, along said southerly right-of-way line and said curve to the left, through a central angle of 06 degrees 15 minutes 57 seconds, an arc distance of 21.62 feet to the point of compound curvature of a circular curve to the left having a radius of 215.00 feet and whose chord bears North 72 degrees 21 minutes 17 seconds East, a distance of 92.20 feet;

THENCE Northeasterly, continuing along said right-of-way line and said curve to the left, through a central angle of 24 degrees 45 minutes 47 seconds, an arc distance of 92.92 feet to the POINT OF BEGINNING AND CONTAINING 14,107 square feet or 0.3239 acres of land, more or less.

SUB AREA B-3 of Subdistrict B is that area of the city within the following described boundaries:

ALL of Lot 1 of Block A/393 and containing 170,804 square feet or 3.921 acres.

SUBDISTRICT C is that area of the city within the following described (2) tract boundaries:

Tract 1 of Subdistrict C is that area of the city within the following described boundaries:

COMMENCING at a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") at the intersection of the northwest line of Continental Avenue (a variable width right-of-way) with the northeast line of Railtran (a variable width right-of-way), said point being the present south corner of Block 9/409 and the south corner of a 9.278 acre tract of land described in deed recorded in Volume 98060, Page 3979 of said Deed Records:

THENCE North 15°19'24" West, along said northeast line, a distance of 1158.07 feet to a 1/2 inch found iron rod with cap for an angle point in said line;

THENCE North 44°21'36" East, continuing along said northeast line, a distance of 17.38 feet to a 1/2 inch found iron rod with cap for an angle point in said line;

THENCE North 15°19'24" West, continuing along said northeast line, a distance of 552.59 feet to a 1/2 inch found iron rod with cap for the POINT OF BEGINNING of the herein described tract of land;

THENCE North 15°19'24" West, continuing along said northeast line, a distance of 963.15 feet to a 1/2 inch found iron rod with cap at the intersection of said northeast line with the southeast line of Lot 1, Block A/1277 of the Blount/Jackson Addition as recorded in Volume 85129, Page 2833 of said Deed Records;

THENCE South 74°26'34" West, continuing along said northeast line and along said southeast line, a distance of 28.23 feet to a point for corner;

THENCE North 15°08'15" West, continuing along said northeast line, a distance 1272.98 feet to the northwest corner of Block A/1003 in said Addition;

THENCE North 74°40'06" East, continuing along said northeast line, a distance of 24.36 feet a point for corner;

THENCE North 15°19'24" West, continuing along said northeast line, a distance of 144.06 feet to a point for corner;

THENCE North 45°00'00" East, departing said northeast line, a distance of 75.45 feet to a point for corner, said point being on a non-tangent curve to the left having a radius of 3,554.00 feet and whose chord bears South 35°53'33" East, a distance of 54.59 feet;

THENCE in a southeasterly direction, curving to the left along said curve through a central angle of 00°52'48", an arc distance of 54.59 feet to the end of said curve;

THENCE South 15°19'24" East, departing said curve, a distance of 2,365.56 feet to a point for corner;

THENCE South 74°09'59" West, a distance of 85.00 feet to the POINT OF BEGINNING AND CONTAINING 236,985 square feet, or 5.440 acres of land, more or less.

Tract 2 of Subdistrict C is that area of the city within the following described boundaries:

COMMENCING at a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") at the intersection of the northwest line of Continental Avenue (a variable width right-of-way) with the northeast line of Railtran (a variable width right-of-way), said point being the present south corner of Block 9/409 and the south corner of a 9.278 acre tract of land described in deed recorded in Volume 98060, Page 3979 of said Deed Records:

THENCE North 15°19'24" West along said northeast line, a distance of 290.58 feet to a point for corner, said point being the intersection of said northeast line with the centerline of the Lamar Street extension (a variable width right-of-way) and being the POINT OF BEGINNING of the herein described tract of land;

THENCE North 15°19'24" West, continuing along said northeast line, a distance of 867.49 feet to a 1/2 inch found iron rod with cap for corner;

THENCE North 44°21'36" East, continuing along said northeast line, a distance of 17.38 feet to a 1/2 inch found iron rod with cap for corner;

THENCE North 15°19'24" West, continuing along said northeast line, a distance of 142.53 feet to a 1/2 inch found iron rod with cap for corner, said point being on the northeast right-of-way line of Dallas Area Rapid Transit (DART, a 35 foot wide right-of-way) as recorded in Volume 2003023, Page 9536, D.R.D.C.T., said point being the point of curvature of a non-tangent curve to the left having a radius of 305.75 feet and whose chord bears South 41°18'13" East, a distance of 194.04 feet;

THENCE in a Southeasterly direction, departing said northeast line of Railtran and along said northeast line of DART, curving to the left through a central angle of 37°00'04", an arc distance of 197.45 feet to a point for corner;

THENCE South 15°19'24" East, departing said northeast line and along a line 100.00 feet east of and parallel with said northeast line of Railtran, a distance of 844.36 feet to a point for corner in said centerline of the Lamar Street extension;

THENCE South 74°40'31" West, along said centerline, a distance of 100.00 feet to the POINT OF BEGINNING AND CONTAINING 90,207 square feet or 2.071 acres of land, more or less.

SUB AREA C-1 of Subdistrict C

(created under SPSD189-006 for new Subareas D-2 (Tract 1) and D-2 (Tract 2)

BEING a 3.214 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas being all of Lot 1A, Block A/1277, Victory Multi-Panel Sign Addition, an addition to the City of Dallas recorded in Volume 2001147, Page 02172 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and a part of Lot 1B, Block A/1277, Victory North Addition, an addition to the City of Dallas recorded in Instrument Number 200600219870, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1B, being in the east line of that tract of land described by deed to Dallas Area Rapid Transit (D.A.R.T.), recorded in Volume 99251, Page 3713, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being the northwest corner of Lot 1, Block A/397 Victory Station Plaza Addition, an addition to the City of Dallas recorded in Volume 2002010, Page 00091 (D.R.D.C.T.)

THENCE with the common line of said Lot 1B and said D.A.R.T. tract the following courses and distances:

North 15 degrees 19 minutes 25 seconds West, a distance of 577.58 feet a point for corner;

South 74 degrees 51 minutes 45 seconds West, a distance of 28.28 feet, to a point for corner;

North 15 degrees 08 minutes 00 seconds West, a distance of 853.73 feet to a point for corner in the south right-of-way line of Victory Avenue West (variable width right-of-way), the beginning of a non-tangent circular curve to the right having a radius of 216.00 feet, whose chord bears South 60 degrees 22 minutes 12 seconds East, a distance of 156.06 feet;

THENCE southeast, along said southwest right-of-way line and along said curve, through a central angle of 42 degrees 21 minutes 12 seconds, an arc distance of 159.67 feet to a point for corner;

THENCE South 15 degrees 19 minutes 25 seconds East, departing said right-of-way line, a distance of 1321.29 feet to a point for corner in the south line of said Lot 1B;

THENCE South 74 degrees 46 minutes 37 seconds West, with the common line of said Lot 1B and said Lot 1, a distance of 84.99 feet to the POINT OF BEGINNING and containing 140,039 square feet or 3.214 acres of land, more or less.;

SUBDISTRICT D is that area of the city within the following described boundaries:
(reduced per ORD 30043 for new Subarea D-1)

BEGINNING at a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") at the southeast end of a curving corner clip at the intersection of the southeast right-of-way line of Wichita Street (a variable width right-of-way) and the southwest right-of-way line of North Field Street (a variable width right-of-way) and being the northeast corner of Block B/370, North End Addition, an addition to the City of Dallas, Texas, as recorded in Volume 96237, Page 3442, Deed Records of Dallas County, Texas, said point being the beginning of a curve to the left having a radius of 40.00 feet, and whose chord bears North 61°55'06" West, a distance of 25.89 feet;

THENCE in a northwesterly, westerly, and southwesterly direction, along said southeast line and said curve to the left, through a central angle of 37°45'27", an arc distance of 26.36 feet to the beginning of a non-tangent compound curve to the left having a radius of 34.66 feet and whose chord bears South 83°18'22" West, a distance of 40.90 feet to a point;

THENCE in a westerly direction, departing said southeast line and along said curve to the left, through a central angle of 72°18'28", an arc distance of 43.74 feet to the end of said curve for a corner;

THENCE South 47°09'08" West, a distance of 90.87 feet to a point for corner;

THENCE South 47°01'46" West, a distance of 82.84 feet to a point for corner;

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THENCE South $46^{\circ}59'32''$ West, a distance of 82.13 feet to the beginning of a non-tangent curve to the left having a radius of 41.26 feet and whose chord bears South $23^{\circ}54'48''$ West, a distance of 41.07 feet;

THENCE in a southwesterly direction, and along said curve through a central angle of $59^{\circ}41'22''$, an arc distance of 42.98 feet to the end of said curve for a corner;

THENCE South $05^{\circ}37'32''$ East, a distance 26.39 feet to a point for corner;

THENCE South $05^{\circ}27'32''$ East, a distance of 74.92 feet to a point for corner;

THENCE South $05^{\circ}01'38''$ East, a distance of 38.99 feet to a point for corner;

THENCE South $83^{\circ}31'17''$ East, a distance of 2.41 feet to the beginning of a non-tangent curve to the left having a radius of 532.96 feet and whose chord bears South $00^{\circ}27'40''$ West, a distance of 111.74 feet, said point being in the southeast line of North Houston Street (a variable width right-of-way);

THENCE in a southerly direction, along said southeast line curving to the left, through a central angle of $12^{\circ}02'06''$, an arc distance of 111.95 feet to the end of said curve;

THENCE South $05^{\circ}33'23''$ East, along said southeast line, a distance of 350.45 feet to the west corner of said Block B/370 and said North End Addition;

THENCE North $42^{\circ}58'42''$ West, departing said southeast line and along the prolongation of the southwest line of said North End Addition, a distance of 110.25 feet to a point for corner in the westerly line of said North Houston Street;

THENCE North $05^{\circ}33'21''$ West, along said westerly line, a distance of 703.76 feet to the beginning of a tangent curve to the left having a radius of 648.62 feet and whose chord bears North $19^{\circ}01'07''$ West, a distance of 302.00 feet;

THENCE in a northwesterly direction, along said westerly line and along said curve, through a central angle of $26^{\circ}55'28''$, an arc distance of 304.80 feet to the end of said curve and the beginning of a compound curve to the left having a radius of 3,684.34 feet and whose chord bears North $36^{\circ}25'30''$ West, a distance of 506.83 feet;

THENCE in a northwesterly direction, continuing along said westerly line and along the last mentioned curve through a central angle of $07^{\circ}53'17''$, an arc distance of 507.23 feet to the end of said curve;

THENCE North $40^{\circ}22'08''$ West, departing said westerly line and being tangent to the last mentioned curve, a distance of 33.59 feet to a point in the centerline of All Star Way (a 67-foot-wide right-of-way);

THENCE South $53^{\circ}45'09''$ West, along said centerline, a distance of 463.82 feet to a point in the centerline of Victory Avenue (a variable width right-of-way);

THENCE South $15^{\circ}08'15''$ East, along said centerline, a distance of 810.95 feet to a point for corner;

THENCE North $56^{\circ}28'19''$ West, departing said centerline and along the prolongation of the southwest line of Lot 2, Block A/397, A-12 Addition at Victory, an addition to the City of Dallas, Texas, as recorded in Volume 2003139, Page 00027, of said Deed Records, a distance of 192.31 feet to a 3-inch found aluminum disk stamped "A-12 Addition at Victory, Block A/397, RPLS 5230" (hereinafter referred to as "A.D.") for an angle point in said line;

THENCE North $34^{\circ}43'19''$ West, continuing along said addition line, a distance of 39.00 feet to a 3-inch found A.D. for an angle point in said line;

THENCE North $70^{\circ}01'22''$ West, continuing along said addition line, a distance of 17.30 feet to a 3-inch found A.D. for corner;

THENCE South $74^{\circ}09'59''$ West, continuing along said addition line, a distance of 91.14 feet to a point for a corner;

THENCE North $15^{\circ}19'24''$ West, departing said addition line, a distance of 2,365.56 feet to a point for corner, said point being on a non-tangent curve to the right having a radius of 3,554.00 feet and whose chord bears North $35^{\circ}53'33''$ West, a distance of 54.59 feet;

THENCE in a northwesterly direction, curving to the right along said curve through a central angle of $00^{\circ}52'48''$, an arc distance of 54.59 feet to the end of said curve;

THENCE North $45^{\circ}00'00''$ East, a distance of 88.24 feet to a point for corner;

THENCE South $36^{\circ}27'10''$ East, a distance of 104.93 feet to a point for corner, said point being in a non-tangent curve to the left having a radius of 1,040.96 feet and whose chord bears South $24^{\circ}10'56''$ East, a distance of 151.03 feet;

THENCE in a southeasterly direction, along said curve to the left, through a central angle of $08^{\circ}19'13''$, an arc distance of 151.16 feet to the end of said curve;

THENCE North $46^{\circ}00'33''$ East, a distance of 83.35 feet to a 1/2 inch found iron rod with cap for corner, said point being in a non-tangent curve to the left having a radius of 960.96 feet and whose chord bears South $32^{\circ}03'08''$ East, a distance of 169.20 feet;

THENCE in a southeasterly direction, along said curve to the left, through a central angle of $10^{\circ}06'05''$, an arc distance of 169.42 feet to the end of said curve;

THENCE South $37^{\circ}04'36''$ East, a distance of 476.79 feet to a 1/2 inch found iron rod with cap for corner;

THENCE North 45°00'06" East, a distance of 5.07 feet to a point for corner, said point being the northwest corner of Block A/927, Magnolia Hill Addition, an addition to the City of Dallas, Texas, as recorded in Volume 96030, Page 1554, of said Deed Records;

THENCE South 35°31'55" East, along the west line of said addition, a distance of 101.46 feet to a point for corner;

THENCE South 44°51'03" West, along said west line, a distance of 5.00 feet to a point for corner;

THENCE South 35°31'55" East, along the prolongation of said west line, a distance of 458.60 feet to a 1/2-inch found iron rod with cap point for corner in the west line of Magnolia Station Addition No. 2, an addition to the City of Dallas, Texas, as recorded in Volume 99116, Page 00077, and corrected by Certificate of Correction as recorded in Volume 99188, Page 243, of said Deed Records;

THENCE South 35°58'42" East, departing said west line and along the east line of Parcel 19 as described by said addition, a distance of 189.24 feet to a point for corner;

THENCE South 87°49'46" East, along said east line, a distance of 14.41 feet to a point for corner, said point being in the northwest line of Lyte Street (a variable width right-of-way);

THENCE South 46°18'06" West, along said northwest line, a distance of 20.66 feet to a point for corner;

THENCE South 42°55'30" East, a distance of 22.00 feet to a point for corner;

THENCE North 46°18'05" East, a distance of 278.05 feet to an angle point;

THENCE North 45°32'47" East, a distance 65.06 feet to an angle point;

THENCE North 43°52'37" East, a distance of 259.30 feet to a point for corner;

THENCE South 44°48'41" East, a distance of 50.00 feet to a point for corner;

THENCE North 43°52'37" East, a distance of 89.47 feet to a point for corner in the southwest line of Harry Hines Boulevard (a variable width right-of-way);

THENCE South 44°31'30" East, along said southwest line, a distance of 50.01 feet to a point for corner;

THENCE South 43°52'37" West, departing said southwest line, a distance of 191.72 feet to a point for corner in the northeast line of Akard Street (a variable width right-of-way);

THENCE South 44°20'01" East, along said northeast line, a distance of 119.99 feet to a point for corner;

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THENCE North $41^{\circ}51'37''$ East, departing said northeast line, a distance of 85.00 feet to a point for corner;

THENCE South $44^{\circ}48'41''$ East, a distance of 227.00 feet to a point in the northwest line of Payne Street (a variable width right-of-way);

THENCE South $41^{\circ}51'37''$ West, along said northwest line, a distance of 85.00 feet to a point for corner;

THENCE South $74^{\circ}21'51''$ West, departing said northwest line, a distance of 33.21 feet to a point for a corner;

THENCE South $45^{\circ}11'19''$ West, a distance of 10.00 feet to a point for corner;

THENCE South $01^{\circ}35'23''$ East, a distance of 24.62 feet to a 1/2 inch found iron rod with cap in the northwest line of Payne Street (a variable width right-of-way);

THENCE South $41^{\circ}51'37''$ West, along said northwest line, a distance of 14.55 feet to a 1/2 inch found iron rod with cap at the beginning of a tangent curve to the right having a radius of 215.74 feet and whose chord bears South $48^{\circ}45'38''$ West, a distance of 51.84 feet;

THENCE in a southwesterly direction, along said northwest line and along said curve to the right through a central angle of $13^{\circ}48'03''$, an arc distance of 51.96 feet to a 1/2 inch found iron rod with cap at the end of said curve;

THENCE South $55^{\circ}39'39''$ West, along said northwest line and being tangent to the last mentioned curve, a distance of 117.89 feet to a 1/2 inch found iron rod with cap for corner;

THENCE South $43^{\circ}46'12''$ East, departing said northwest line, a distance of 35.52 feet to a point for corner;

THENCE South $43^{\circ}23'01''$ West, a distance of 10.92 feet to a point for corner;

THENCE South $44^{\circ}03'53''$ East, a distance of 6.82 feet to a point for corner;

THENCE South $43^{\circ}52'37''$ West, a distance of 92.13 feet to a point for corner in the northward prolongation of the southwest line of a 15-foot-wide alley in Block F/395;

THENCE South $43^{\circ}08'39''$ East, along said southwest line, a distance of 206.85 feet to a point in the northwest line of Olin Welbourne Street (a variable width right-of-way);

THENCE South $47^{\circ}03'55''$ West, along said northwest line, a distance of 117.34 feet to its intersection with the centerline of Alamo Street (a 35-foot-wide right-of-way), said point being the south corner of said Block F/395;

THENCE South 43°02'23" East, along said centerline, a distance of 333.64 feet to a point for corner, said point being on a non-tangent curve to the right having a radius of 80.00 feet and whose chord bears South 38°40'31" West, a distance of 0.47 feet;

THENCE in a southwesterly direction, departing said centerline, curving to the right through a central angle of 00°20'17", an arc distance of 0.47 feet to the end of said curve;

THENCE South 38°30'50" West, and being tangent to the last mentioned curve, a distance of 17.22 feet to its intersection with the southwest line of said Alamo Street;

THENCE South 43°02'23" East, along the southeastward prolongation of said southwest line, crossing said Wichita Street, a distance of 143.52 feet to the POINT OF BEGINNING AND CONTAINING 1,447,287 square feet, or 33.23 acres of land, more or less.

SUB AREA D-1 of Subdistrict D is that area of the city within the following described boundaries:

(created per ORD 30043 for new Subarea D-1)

COMMENCING at a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." at the intersection of the southwest corner of Lot 2 in City Block A/397 (A-12 Addition at Victory) with the east right-of-way line of Dallas Area Rapid Transit and Fort Worth Transportation Authority (Railtran, a variable width right-of-way), as recorded in Volume 84017, Page 4116, D.R.D.C.T.;

THENCE North 74° 09' 59" East, a distance of 85.00 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE North 15° 19' 24" West, a distance of 255.36 feet to a point for corner;

THENCE North 74° 46' 37" East, a distance of 246.19 feet to a point for corner;

THENCE South 15° 8' 15" East, a distance of 445.68 feet to a point for corner;

THENCE North 56° 28' 19" West, a distance of 192.31 feet to a point for corner;

THENCE North 34° 43' 19" West, a distance of 39 feet to a point for corner;

THENCE North 70° 1' 22" West, a distance of 17.31 feet to a point for corner;

THENCE South 74° 9' 59" West, a distance of 91.14 feet to the POINT OF BEGINNING AND CONTAINING 78,117.932 square feet, or 1.793 acres of land, more or less.

SUBAREA D-2 (Tract 1) of Subdistrict D is that area of the city within the following described boundaries:

(created under SPSD189-006 for new Subareas D-2 (Tract 1) and D-2 (Tract 2))

BEING a 5.229-acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas being a part of Lot 1B, Block A/1277, Victory North Addition, an addition to the City of Dallas recorded in Instrument Number 200600219870, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1B, being the northeast corner of Lot 1, Block A/397, Victory Station Addition, an addition to the City of Dallas recorded in Volume 2002010, Page 00091, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being in the southwest right-of-way line of Victory Avenue (a variable width right-of-way);

THENCE South 74 degrees 46 minutes 37 seconds West, departing said right-of-way line, with the common line of said Lot 1B and said Lot 1, a distance of 213.13 feet to a point for corner;

THENCE North 15 degrees 19 minutes 25 seconds West, departing said common line, a distance of 1321.29 feet to a point for corner in the north line of said Lot 1B, being in said southwest right-of-way line, and being the point of curvature of a non-tangent circular curve to the right having a radius of 216.00 feet, whose chord bears South 39 degrees 10 minutes 09 seconds East, a distance of 0.18 feet;

THENCE with the common line of said Lot 1B and said right-of-way line, the following courses and distances:

Southeast, along said curve, through a central angle of 00 degrees 02 minutes 53 seconds, an arc distance of 0.18 feet to a point for corner;

South 39 degrees 08 minutes 43 seconds East, a distance of 67.82 feet to the point of curvature of a curve to the left having a radius of 632.00 feet, whose chord bears South 40 degrees 17 minutes 53 seconds East, a distance of 25.43 feet;

Southeast, along said curve, through a central angle of 02 degrees 18 minutes 21 seconds, an arc distance of 25.43 feet to a point for corner;

South 38 degrees 50 minutes 57 seconds East, a distance of 51.57 feet to a point for corner;

South 36 degrees 14 minutes 51 seconds East, a distance of 337.67 feet to a point for the point of curvature of a circular curve to the right having a radius of 590.00 feet, whose chord bears South 25 degrees 41 minutes 33 seconds East, a distance of 216.15 feet;

Southeast, along said curve, through a central angle of 21 degrees 06 minutes 36 seconds, an arc distance of 217.38 feet to a point for corner;

South 15 degrees 08 minutes 15 seconds East, a distance of 276.91 feet to a point for corner;

South 13 degrees 42 minutes 19 seconds East, a distance of 120.04 feet to a point for corner;

South 15 degrees 08 minutes 15 seconds East, a distance of 264.20 feet to the **POINT OF BEGINNING** and containing 227,759 square feet or 5.229 acres of land, more or less.

SUBAREA D-2 (Tract 2) of Subdistrict D is that area of the city within the following described boundaries:

(created under SPSD189-006 for new Subareas D-2 (Tract 1) and D-2 (Tract 2))

BEING part of Lot 1C, Block A/1277 of Victory North Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument Number 200600219870 of the Official Public Records of Dallas County, Texas, and being a part of those tracts of land described in deeds to Anland North, L.P., a Texas limited partnership as recorded in Volume 2002037, Page 6328, Volume 2002145, Page 4880, Volume 2002037, Page 6250, Volume 2002037, Page 6228, Volume 2002037, Page 6265, Volume 2002037, Page 6275, Volume 2002037, Page 6287, Volume 2002037, Page 6301, and Volume 2002037, Page 6314, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

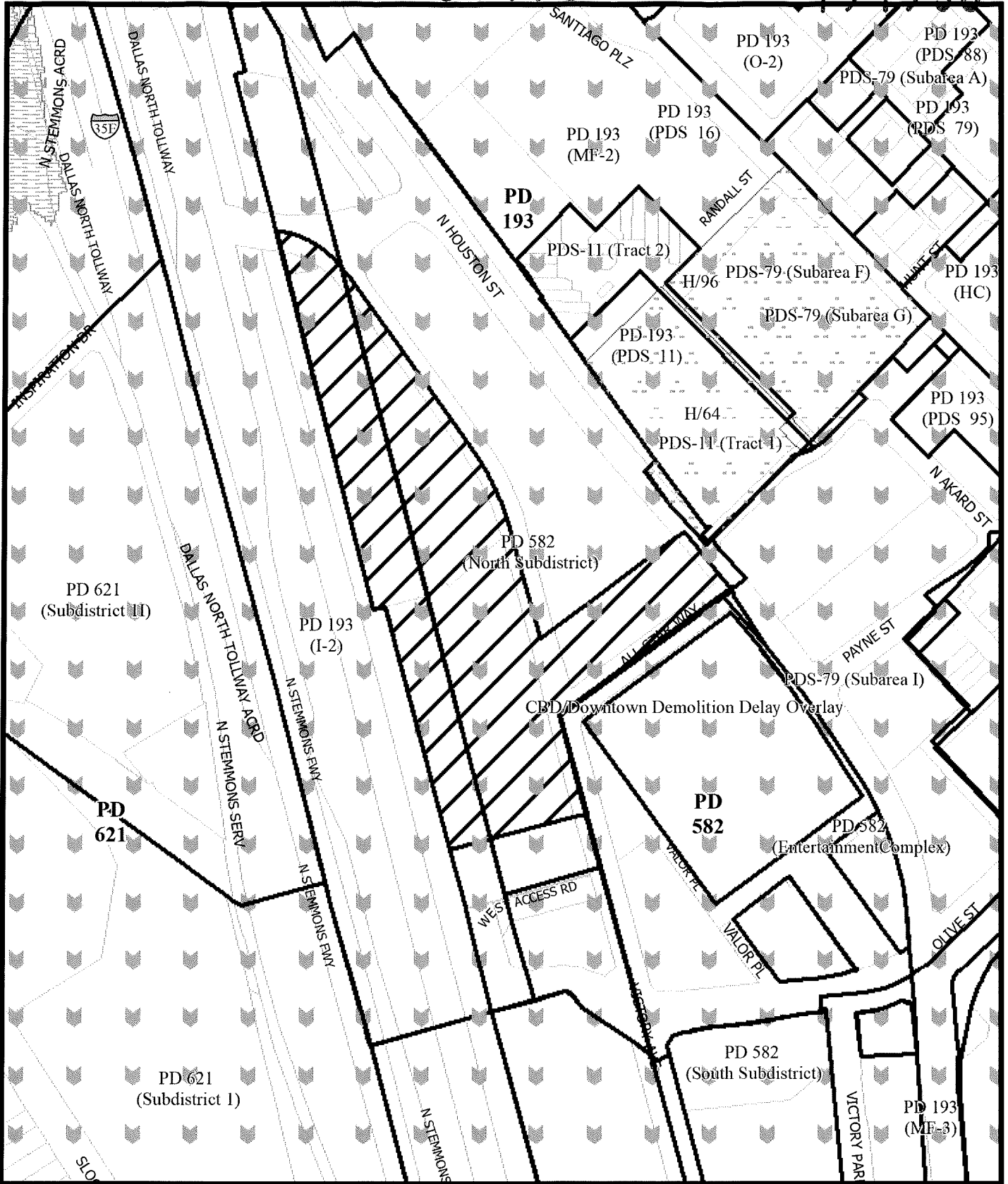
BEGINNING at a 3-inch found aluminum disk on a 1/2-inch iron rod stamped "VICTORY NORTH ADDITION LOT 1C BLOCK A/1277 HALFF ASSOC. INC." (hereinafter referred to as "found A.D.") for the intersection of the westerly right-of-way line of North Houston Street (a variable width right-of-way) as recorded in Volume 2000094, Page 4008, D.R.D.C.T., with the northwesterly right-of-way line of All Star Way (a 67 foot wide right-of-way) as recorded in Volume 99243, Page 294, D.R.D.C.T.;

THENCE South 53 degrees 45 minutes 09 seconds West, departing said westerly right-of-way line of North Houston Street and with said northwesterly right-of-way line of All Star Way, a distance of 411.93 feet to a found PK nail with shiner stamped "HALFF" for corner, said point being at the intersection of said northwesterly right-of-way line of All Star Way with the easterly right-of-way line of Victory Avenue (a 64 foot wide right-of-way, variable width at this point) as recorded in Volume 20000094, Page 4008, D.R.D.C.T.

THENCE North 15 degrees 08 minutes 15 seconds West, departing said northwesterly right-of-way line of All Star Way and with said easterly right-of-way line of Victory Avenue, a distance of 140.86 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." for corner;

THENCE North 53 degrees 45 minutes 09 seconds East, departing said easterly right-of-way line of Victory Avenue, and over and across said Lot 1C, Block A/1277 of Victory North Addition, a distance of 349.85 feet to a set "X" in concrete, said point also being in the aforementioned westerly right-of-way line of North Houston Street;

THENCE South 41 degrees 11 minutes 20 seconds East, continuing with said westerly right-of-way line of North Houston Street, a distance of 131.89 feet to the POINT OF BEGINNING and containing 50,052 square feet or 1.149 acres of land, more or less



1:3,600

ZONING MAP

Case no: **SPSD189-006**
Date: **10/18/2019**



PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL DEC 11 2019

ORDINANCE NUMBER 31410

DATE PUBLISHED DEC 14 2019

ATTESTED BY: