

CITY OF ROCKWALL

ORDINANCE NO. 09-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND (PD-70) PLANNED DEVELOPMENT NO. 70 DISTRICT (ORDINANCE NO. 07-13), SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 23.44-ACRES AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, approval of a Development Plan for the commercial tract within (PD-70) Planned Development No. 70 district has been requested by Brandon Cox of Pogue Engineering and Development Co., Inc., for a 23.44-acre tract of land located at the southeast corner of SH 205 and FM 552, and more specifically described herein as Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, and (PD-70) Planned Development No. 70 district (Ord. No. 07-13), be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a Development Plan for the designated commercial tract within (PD-70), being 23.44-acres located at the southeast corner of SH 205 and FM 552, and more specifically described herein as Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and (PD-70) Planned Development No. 70 district (Ord. No. 07-13), as heretofore amended, and subject to the following additional conditions and requirements:

1. PD Site Plan(s) submittal and approval shall be required for each parcel indicated on the Development Plan, attached hereto as Exhibit "B."
 - a. At the time of PD Site Plan approval, Architectural Review will be required for compliance to the standards of the N SH 205 Overlay requirements.
 - b. Any variances to the N SH 205 Overlay district (e.g. building materials and four-

sided architecture requirements) and/or other requirements of the Unified Development Code shall be considered at the time of PD Site Plan approval, and shall NOT be considered approved with this Development Plan.

- c. At the time of PD Site Plan approval for each lot, particularly those indicated as restaurant "pad sites," special consideration shall be given on the following elements:
 - i. Architectural Compatibility: Pad sites and subsequent building phases of the development will utilize the same materials and color palette, and shall be architecturally compatible, with the buildings shown on the conceptual elevations attached hereto as Exhibit "C."
 - ii. Pedestrian Interconnectivity: Pad sites and subsequent building phases of the development will be connected to one another to encourage pedestrian access between these areas. Further, development on all lots shall incorporate elements (e.g. outdoor dining areas, enhanced paving, etc) intended to further enhance and encourage pedestrian activity throughout the shopping center.
 - d. No outside storage, display or merchandising will be allowed, unless specifically shown and approved on the PD Site Plan.
- 2. Approval of the Development Plan by City Council includes the approval of the accessory gas sales use, including the location and orientation of the gas canopy and kiosk structures, as shown on Exhibit "B."
 - 3. Approval of the Development Plan by City Council includes the approval of a variance to the masonry screening requirements along the south property line of Tract 2 with this Development Plan; however, a living screen shall be provided and approved by the Planning and Zoning Commission at the time of PD Site Plan approval for Tract 2.
 - 4. Approval of the Development Plan by City Council includes the approval of the proposed "Development Monument Signage" features as indicated on the Development Plan and detailed further in Exhibit "D."

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

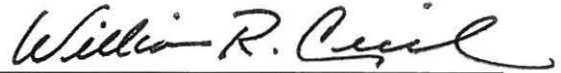
Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and

to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2009.



William R. Cecil, Mayor

ATTEST:


Kristy Ashberry, City Secretary

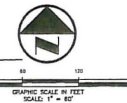
APPROVED AS TO FORM:


Pete Eckert, City Attorney

1st Reading: 12-15-08

2nd Reading: 01-05-09



F.M. 552
(VARIOUS WIDTH R/W)

DESCRIPTION OF PROPERTY SURVEYED

TRACT I:

DESCRIPTION of a 21,152.22 acre tract of land situated in the W.T. Dewesse Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, said tract being all of those certain tracts of land described as Tract A and Tract D in Special Warranty Deeds to O Stone Creek Retail, L.P. recorded in Instrument No. 2007-00375397 of the Deed Records of Rockwall County, Texas, of that certain tract of land described as Tract B in Special Warranty Deeds to O Stone Creek Retail, L.P. recorded in Instrument No. 2008-00405031 of the Deed Records of Rockwall County, Texas, of that certain tract of land described as Tract C in Special Warranty Deeds to O Stone Creek Retail, L.P. recorded in Instrument No. 2008-00405032 of the Deed Records; said 21,152.22 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the north end of a right-of-way corner cap at the intersection of the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way) and the south right-of-way line of F.M. 552 (a variable width right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552 and the north line of said Tract A, a distance of 700.00 feet passing the northeast corner of said Tract A and the northeast corner of said Tract D, continuing along said south line of F.M. 552 and the north line of said Tract D, in a total distance of 788.81 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the northeast corner of said Tract D;

THENCE, departing the said south line of F.M. 552 and said north line of Tract D and along the west line of said Tracts D, C and B, the following three (3) calls:

South 00 degrees, 50 minutes, 35 seconds East, a distance of 715.14 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 550.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 200.95 feet, on a distance of 200.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 20 degrees, 12 minutes, 35 seconds West, a distance of 231.46 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point being the beginning of a non-tangent curve to the left; said point also being the southeast corner of said Tract B;

THENCE, departing the said west line of Tract B and along the south line of said Tracts A and B, the following two (2) calls:

In a westerly direction, along said curve to the left, having a central angle of 16 degrees, 44 minutes, 49 seconds, a radius of 650.00 feet, a chord bearing and distance of North 89 degrees, 34 minutes, 12 seconds West, 188.31 feet, on a distance of 188.89 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 89 degrees, 03 minutes, 03 seconds West, a distance of 542.74 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner in the said west line of State Highway 205; said point also being the southeast corner of said Tract A;

THENCE, North 00 degrees, 50 minutes, 57 seconds West, along the said west line of State Highway 205 and the west line of Tract A, a distance of 1542.82 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being the south end of said right-of-way corner cap;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said west line of State Highway 205 and said west line of Tract A and along the said corner cap, a distance of 85.41 feet to the POINT OF BEGINNING;

CONTAINING, 921,389 square feet or 21,152.22 acres of land, more or less.

TRACT II:

DESCRIPTION of a 2,288.1 acre tract of land situated in the W.T. Dewesse Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, said tract being all of that certain tract of land described as Tract E in Special Warranty Deeds to O Stone Creek Retail, L.P. recorded in Instrument No. 2008-00405030 of the Deed Records of Rockwall County, Texas; said 2,288.1 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap set in the south right-of-way line of F.M. 552 (a variable width right-of-way); said point being the northeast corner of said Tract I; said point also being South 89 degrees, 09 minutes, 25 seconds West, a distance of 113.28 feet from a 5/8-inch iron rod with "Carter Burgess" cap found at an angle point in the said south line of F.M. 552;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and along the west line of said Tract I, a distance of 320.47 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, departing the said west line of Tract I and along the south line of said Tract I, the following three (3) calls:

North 69 degrees, 47 minutes, 25 seconds West, a distance of 113.88 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap at the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 700.00 feet, a chord bearing and distance of North 89 degrees, 19 minutes, 00 seconds West, 255.78 feet, on a distance of 257.21 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 89 degrees, 09 minutes, 25 seconds West, a distance of 23.07 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 00 degrees, 50 minutes, 35 seconds West, departing the said south line of Tract I and along the west line of said Tract I, a distance of 232.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner in the said south line of F.M. 552;

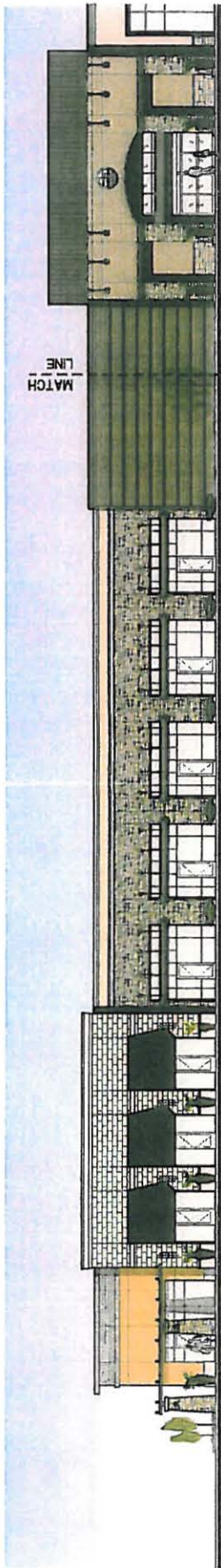
THENCE, North 89 degrees, 09 minutes, 25 seconds East, departing the said west line of Tract I and along the said south line of F.M. 552 and the north line of said Tract I, a distance of 350.81 feet to the POINT OF BEGINNING;

CONTAINING, 95,669 square feet or 2,288.1 acres of land, more or less.

FILE COPY
SUP-ZONING EXHIBITTRACT I & TRACT II
LOCATED IN THE CITY OF ROCKWALL, TEXAS
W.T. DEWESSE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXASPREPARED FOR:
CREEKVIEW REAL ESTATE, LLC
8214 Westchester, Suite 850
Dallas, Texas 75225
(214) 343-4477 (PHONE)P. POUGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(214) 844-8880 PHONE
(214) 844-8883 FAX
www.PogueEngineering.comP.L. NO.: 1393-08-087
DATE: 12-03-2008
SCALE: 1" = 60'
DRAWN BY: RLQ/WTW
CHECKED BY: BEC

PL NO: 1393-08-087

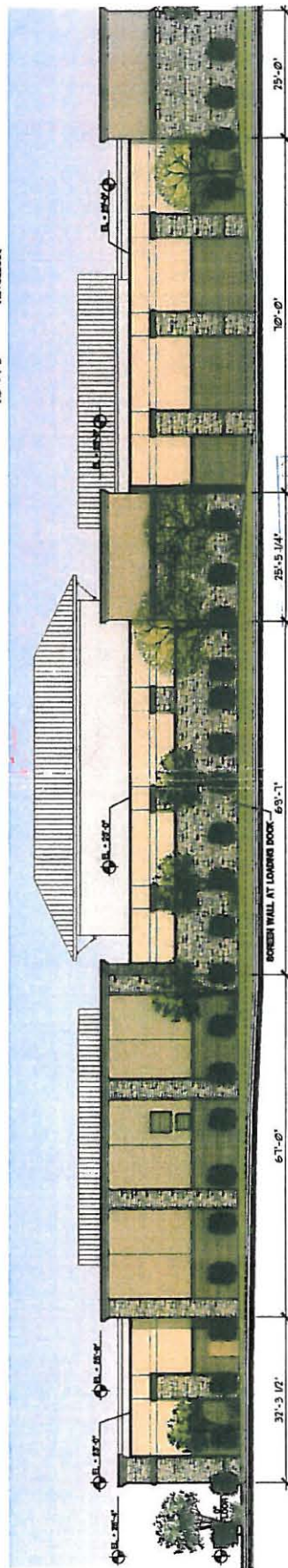
PL NO: 1393-08-087-07A.DWG



01 FRONT ELEVATION
1/8" = 1'-0" RETAIL



02 FRONT ELEVATION
1/8" = 1'-0" ANCHOR



03 REAR ELEVATION
1/8" = 1'-0" ANCHOR

EL03
DATE: 08-07-08
SCALE: AS NOTED
APPROVED BY: [Signature]
DATE: [Blank]
[Blank]

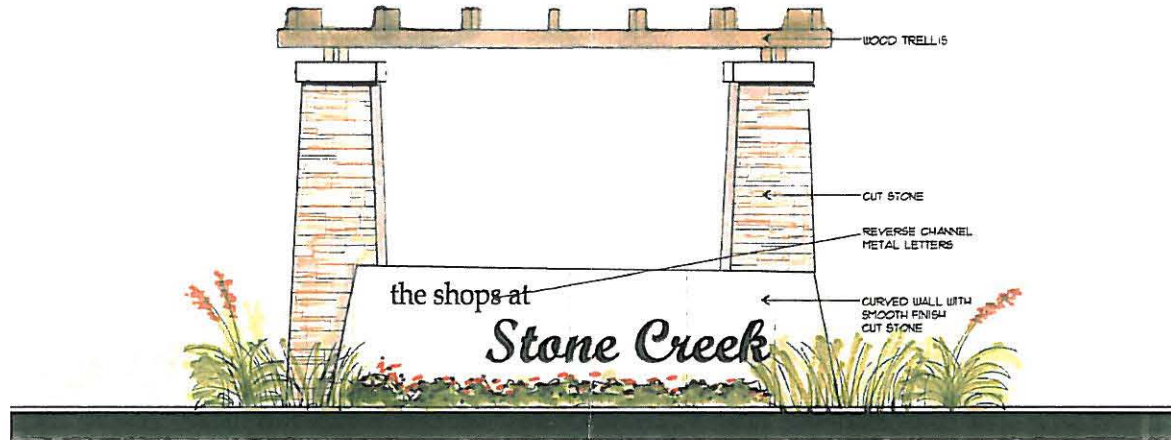
DEC 09 1008



F.M. 205 AND F.M. 552
ROCKWALL, TEXAS
Crestview REAL ESTATE

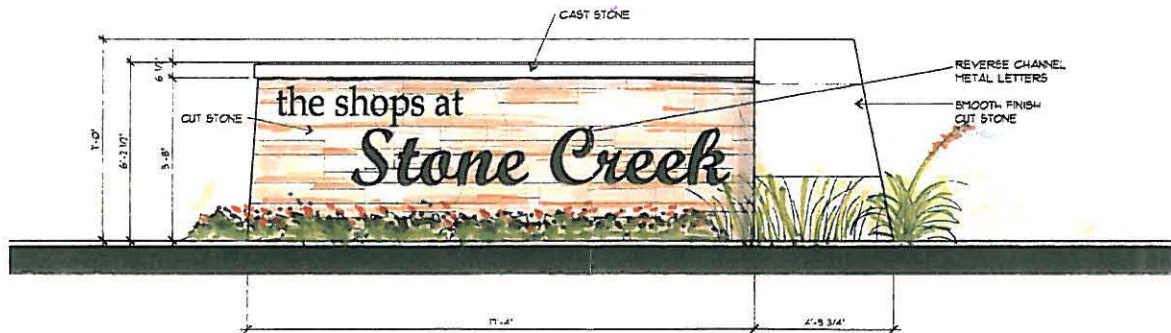
5310 Harvest Hill Rd. Suite 146
Dallas, Texas 75230
972-385-9651
Fax 972-385-3462

FILE COPY 2008 030



01 MONUMENT SIGN 1

1/4" x 1'-0"



02 MONUMENT SIGN 2

1/4" x 1'-0"

AT FM 205 & FM 552



5310 Harvest Hill Rd. Suite 146
Dallas, Texas 75230
972-385-9651
fax 972-385-3462

F.M. 205 AND F.M. 552
ROCKWALL, TEXAS
Crestview REAL ESTATE

2008 030

FILE COPY

SIGN01

JOB# 05-087
ISSUE DATE: 11-20-08
SCALE 1/4" = 1'-0"
APPROVED BY:

DATE:

DESIGNED BY: GSO ARCHITECTS, INC.
DRAWN BY: GSO ARCHITECTS, INC.
CHECKED BY: GSO ARCHITECTS, INC.
APPROVED BY: GSO ARCHITECTS, INC.

CITY OF ROCKWALL

ORDINANCE NO. 22-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skoburg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 (PD-70) [Ordinance No.'s 17-08, & 19-41] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-08*.

SECTION 2. That Planned Development District 70 (PD-70) [Ordinance No. 19-41] and the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [Ordinance No. 19-41], the Unified

Development Code (UDC) [Ordinance No. 02-02], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C'* of this ordinance -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

SECTION 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

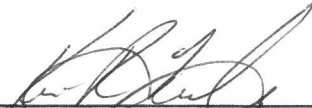
SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3rd DAY OF JANUARY, 2022.**




Kevin Fowler, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: December 20, 2021

2nd Reading: January 3, 2022



Exhibit 'A':
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

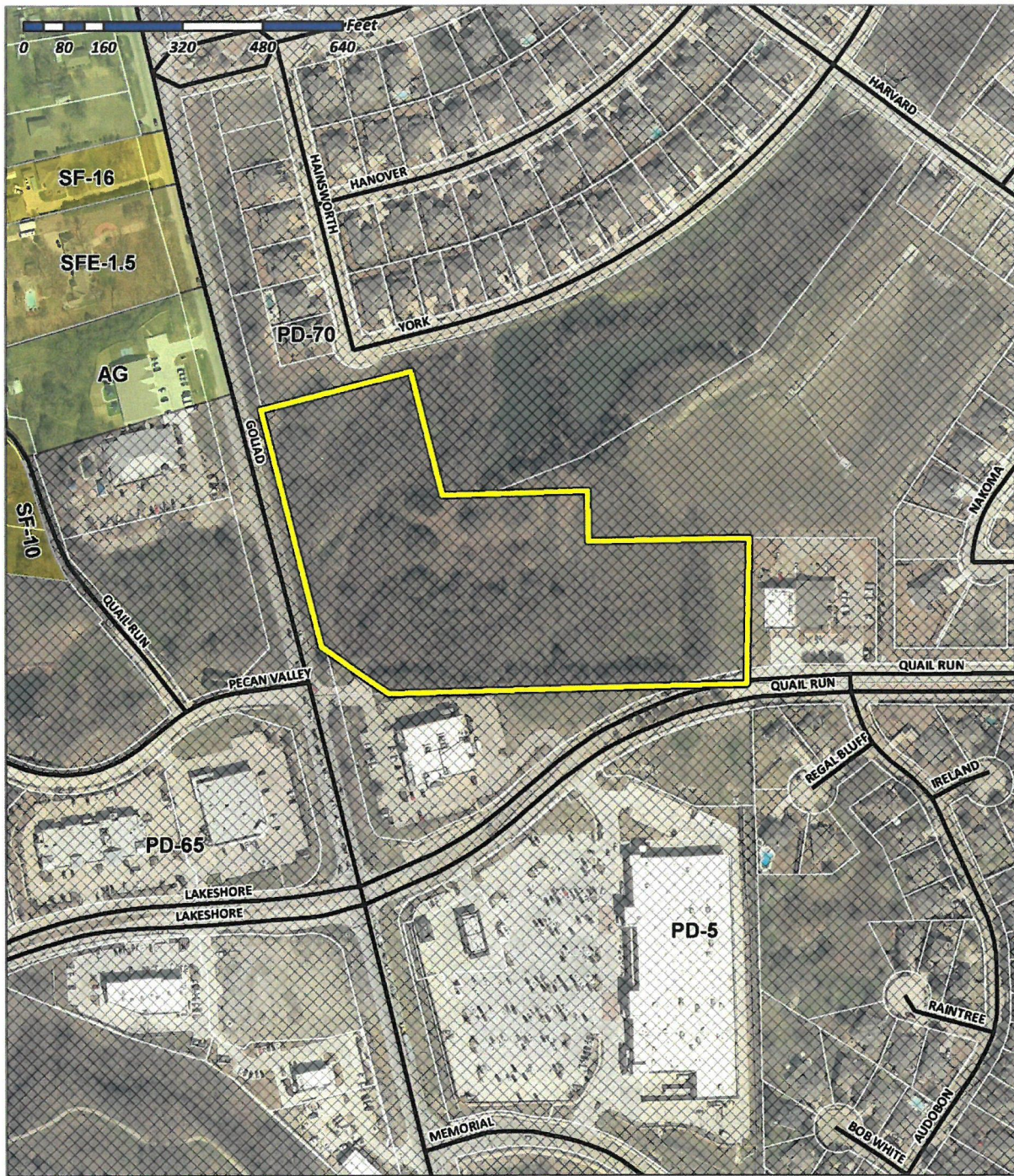
THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B':
Location Map



[illegible]

Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Concept Pedestrian Centers

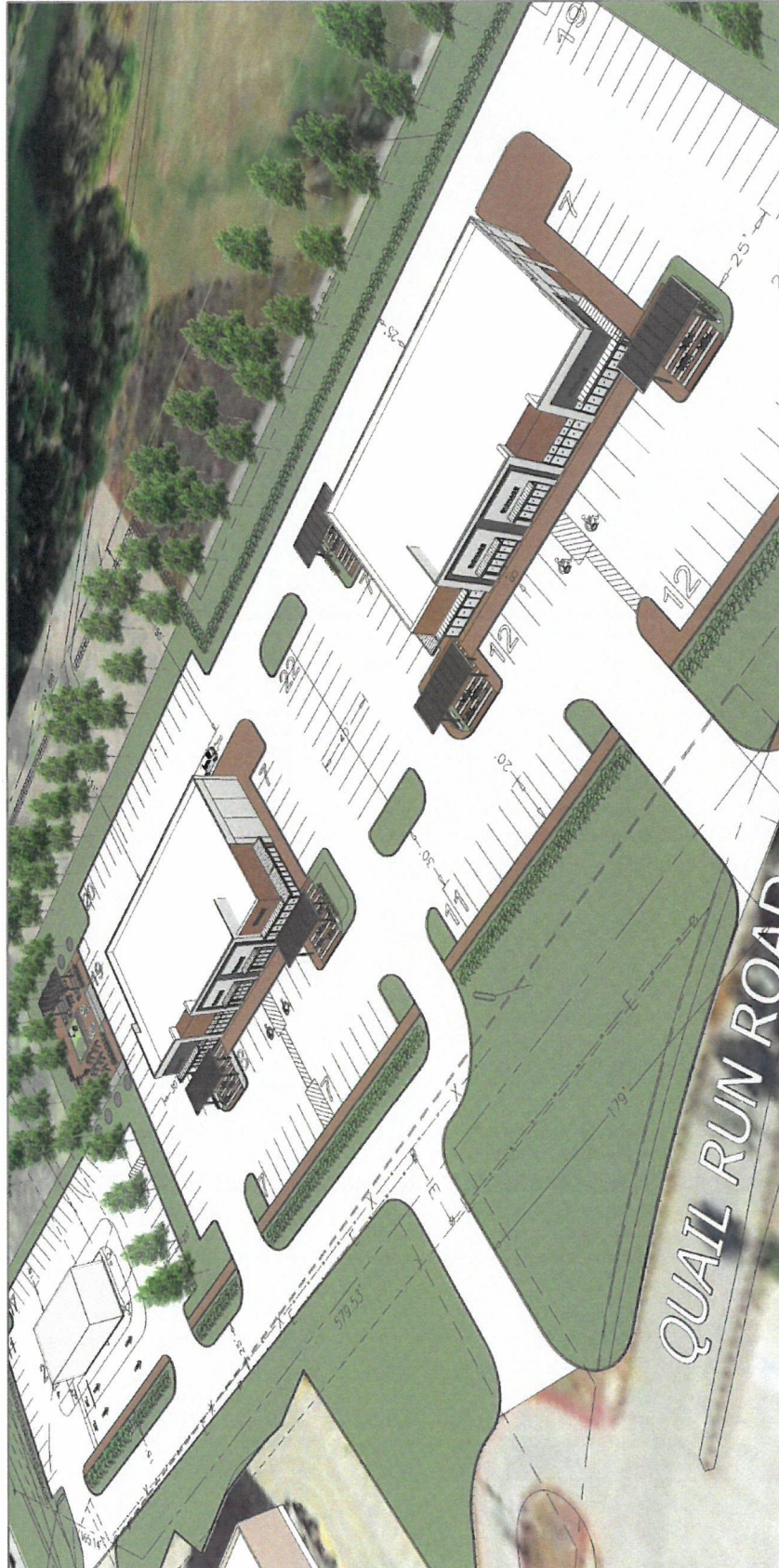


Exhibit 'F':
Concept Passive/Active Greenspace Amenity

