

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 26-2021

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT-RESIDENTIAL SINGLE FAMILY-5 (PD-20-02) TO PLANNED DEVELOPMENT – RESIDENTIAL SINGLE FAMILY-5 AMENDED (PD-20-02-A1) FOR THREE (3) TRACTS OF LAND DESCRIBED AS TRACT 1 BEING APPROXIMATELY 135.08± ACRES COMMONLY REFERRED TO AS 2301 SIMONDS ROAD, 2219 SIMONDS ROAD, 2219 E. SIMONDS ROAD, AND 1320 E. STARK ROAD, AND TRACT 2 BEING APPROXIMATELY 22.95± ACRES OF LAND COMMONLY REFERRED TO AS 2301 SIMONDS ROAD, AND TRACT 3 BEING APPROXIMATELY 88.96± ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF STARK ROAD AND LASATER ROAD, ALL IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND EACH TRACT BEING LEGALLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR AMENDED DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF AN AMENDED CONCEPT PLAN AND ELEVATIONS, WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN RESPECTIVELY AS EXHIBITS "B" AND "C"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the City Council of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said City Council is of the opinion that Zoning Application No. Z2020-08 (PD 20-02-A1) should be approved, and in the exercise of legislative discretion has concluded that the Comprehensive Zoning Ordinance and Map should be amended to reflect the granting of this Zoning Application.

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Seagoville,

Texas, duly passed by the City Council of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Planned Development-Residential Single Family-5 (PD-20-02) to Planned Development- Residential Single Family-5 Amended (PD-20-02-A1) for three (3) tracts of land described as Tract I being approximately 135.08± acres commonly referred to as 2301 Simonds Road, 2219 Simonds Road, 2219 E. Simonds Road, and 1320 E. Stark Road and Tract 2 being approximately 22.95± acres of land commonly referred to as 2301 Simonds Road and, Tract 3 being approximately 88.96± acres of land located on the southeast corner of Stark Road and Lasater Road, all in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit A, attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the City of Seagoville Code of Ordinances, including the Zoning Ordinance and Construction Standards, except as amended herein, including as amended by the following development regulations:

- A. Development must be in accordance with the amended concept plan attached hereto and incorporated herein as Exhibit B
- B. Minimum front yard depth of 20 feet
- C. Minimum rear yard depth of 15 feet
- D. Minimum side yard width of 5 feet
- E. Minimum street side yard width of 10 feet
- F. Minimum lot width of 50 feet measured along the front building setback line
- G. Maximum lot coverage allowed is fifty-five (55%) percent
- H. Minimum lot depth of 110 feet except lots in cul-de-sacs and street elbows shall have 90-foot minimums
- I. Minimum lot area of 5,500 square feet
- J. Minimum living area of the houses to be 1,600 square feet with at least 70% of the homes having at least 1,700 square feet
- K. 80% masonry exterior walls
- L. Exterior walls and/or facades shall have an appearance substantially like those on the elevations attached here to and incorporated here in as Exhibit C.
- M. Garages to be a minimum of 2-cars with either a front or side entry
- N. Garage doors to have an enhanced design aesthetic
- O. Maximum height of 2-1/2 stories
- P. Minimum roof pitch of 6:12
- Q. Maximum dwelling unit density of 4.22 units per gross acre of development
- R. Additional land uses of detached single family residential and accessory uses, an amenity center, and a temporary batch plant during construction
- S. Same house elevation not to be repeated within three (3) lots on the same side of the street nor within three (3) lots on opposite sides of a street
- T. Amenity Center to be located as on the concept plan or plat and to include at a minimum a swimming pool, restroom facilities, at least one (1) shaded cabana, a

- playground area, and an open play area separate from the playground
- U. Open spaces to have 4-foot wide (4') sidewalks along street frontages, established grass groundcover, and two (2) of the following features: park benches, shade structure, interior sidewalks, trees, water feature or similar park type features.
 - V. The internal trail system to have four foot wide (4') sidewalks maintained by the Homeowners' Association when the trail is not located within a street right-of-way
 - W. Five foot (5') wide sidewalks shall be constructed along Stark Road, Simonds Road, Lasater Road and Shannon Road at the same time as the pavement improvements
 - X. Four foot (4') wide sidewalks shall be constructed on both sides of all other streets unless otherwise shown on City-approved engineering plans
 - Y. Homeowners Association (HOA) to maintain all open spaces and the Amenity Center
 - Z. Trail system to be designed and constructed to provide views of existing lake and other natural features
 - AA. Masonry screening walls where rear or side yards attach to the right-of-way of Stark, Lasater, and/or Simonds Roads.

SECTION 3. The property shall be developed and used only in accordance with the amended conceptual plan attached hereto and incorporated herein by reference as Exhibit B and the elevations attached hereto and incorporated herein as Exhibit C, all of which are hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended and as amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore and herein amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense;

and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this ordinance shall take effect immediately from and after its passage.

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 20th day of September, 2021.

APPROVED:



Dennis K. Childress, Mayor

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:



Victoria W. Thomas, City Attorney
(091321vwtTM124754)



EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 641, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT ONE, BLOCK ONE, WILFORD ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, RECORDED IN INSTRUMENT NO. 201200121817, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENNIS AND JANIS WOLFORD, RECORDED IN INSTRUMENT NO. 201100151442, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO THAT TRACT OF LAND KNOWN AS TRACT 'A' AS DESCRIBED IN DEED TO DENNIS AND JANIS WOLFORD, RECORDED IN INSTRUMENT NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND A TRACT OF LAND KNOWN AS TRACT 'A', AS DESCRIBED IN DEED TO DENNIS AND JANIS WOLFORD, RECORDED IN INSTRUMENT NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND LOT 3 OF THE REPLAT OF NABORS SUBDIVISION TO THE CITY OF SEAGOVILLE, RECORDED IN VOLUME 93051, PAGE 1958, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST LINE OF E. STARK ROAD, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LOT ONE, BLOCK ONE OF WOLFORD ADDITION AND THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JUDITH SMITH MOORE AND KIRBY C. SMITH, RECORDED IN VOLUME 85109, PAGE 3205, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 39 DEGREES 16 MINUTES 47 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID E. STARK ROAD AND THE RECOGNIZED NORTHWEST LINE OF SAID LOT ONE, BLOCK ONE, A DISTANCE OF 689.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 45 DEGREES 19 MINUTES 28 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID E. STARK ROAD AND THE RECOGNIZED NORTHWEST LINE OF SAID LOT ONE, BLOCK ONE, A DISTANCE OF 714.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BC&A RPLS 5569 FOR CORNER IN THE APPARENT SOUTHWEST LINE OF A TOWER EASEMENT, RECORDED IN INSTRUMENT NO. 201900115635, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 37 MINUTES 14 SECONDS EAST, OVER AND UPON SAID LOT ONE, BLOCK ONE AND THE APPARENT SOUTHWEST LINE OF SAID TOWER EASEMENT, A DISTANCE OF 182.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTH CORNER OF SAID TOWER EASEMENT;

THENCE NORTH 45 DEGREES 22 MINUTES 46 SECONDS EAST, OVER AND UPON SAID LOT ONE, BLOCK ONE AND THE APPARENT SOUTHEAST LINE OF SAID TOWER EASEMENT, A DISTANCE OF 149.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHWEST LINE OF TRACT 3 AS DESCRIBED IN DEED TO RICHARD T. JONES AND GARY R. JONES, RECORDED IN INSTRUMENT NO. 20190001184, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE RECOGNIZED MOST NORTHERLY NORTHEAST LINE OF SAID LOT ONE, BLOCK ONE, SAID POINT BEING THE APPARENT EAST CORNER OF SAID TOWER EASEMENT;

THENCE SOUTH 44 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE RECOGNIZED MOST NORTHERLY NORTHEAST LINE OF SAID LOT ONE, BLOCK ONE AND THE APPARENT SOUTHWEST LINE OF SAID JONES TRACT 3, A DISTANCE OF 794.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHWEST LINE OF SAID JONES TRACT 2, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY EAST CORNER OF SAID LOT ONE, BLOCK ONE AND THE APPARENT SOUTH CORNER OF SAID JONES TRACT 3;

THENCE SOUTH 44 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHEAST LINE OF SAID LOT ONE, BLOCK ONE AND THE APPARENT NORTHWEST LINE OF SAID JONES TRACT 2, A DISTANCE OF 407.01 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID LOT ONE, BLOCK ONE AND THE APPARENT WEST CORNER OF SAID JONES TRACT 2;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE SOUTH 44 DEGREES 10 MINUTES 49 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTHEAST LINE OF SAID LOT ONE, BLOCK ONE AND THE APPARENT SOUTHWEST LINE OF SAID JONES TRACT 2, A DISTANCE OF 1527.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED MOST SOUTHERLY NORTHWEST LINE OF SAID WOLFORD TRACT A, (INSTR. NO. 201100149454), SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID JONES TRACT 2;

THENCE NORTH 47 DEGREES 35 MINUTES 01 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTHWEST LINE OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT SOUTHEAST LINE OF SAID JONES TRACT 2, A DISTANCE OF 410.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT EAST CORNER OF SAID JONES TRACT 2.

THENCE NORTH 42 DEGREES 24 MINUTES 52 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID JONES TRACT 2, A DISTANCE OF 205.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY WEST CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT SOUTH CORNER OF SAID JONES TRACT 1;

THENCE NORTH 44 DEGREES 36 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT SOUTHEAST LINE OF SAID JONES TRACT 1, A DISTANCE OF 1155.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO L. V. AND STELLA ELLIOTT, RECORDED IN VOLUME 3270, PAGE 562, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG THE MOST NORTHERLY NORTHEAST LINE OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454), A DISTANCE OF 721.44 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO L. V. AND STELLA ELLIOTT, RECORDED IN VOLUME 3294, PAGE 563, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE APPARENT SOUTHEAST LINE OF SAID ELLIOTT TRACT (VOL. 3294, PG. 563), A DISTANCE OF 192.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF LASATER ROAD, SAID POINT BEING THE RECOGNIZED MOST EASTERLY NORTH CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT EAST CORNER OF SAID ELLIOTT TRACT (VOL. 3294, PG. 563);

THENCE SOUTH 44 DEGREES 47 MINUTES 17 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LASATER ROAD AND THE RECOGNIZED NORTHEAST LINE OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454), A DISTANCE OF 48.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY EAST CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY D. WALKER, RECORDED IN INSTRUMENT NO. 201900029745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID WALKER TRACT, A DISTANCE OF 420.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT SOUTH CORNER OF SAID WALKER TRACT (INSTR. NO. 201000089281);

THENCE SOUTH 44 DEGREES 47 MINUTES 17 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID WALKER TRACT (INSTR. NO. 201000089281), A DISTANCE OF 210.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5589 FOR CORNER IN THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JERKY A. AND CLAUDETTE MCFADDEN, RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID WALKER TRACT (INSTR. NO. 201000089281);

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE SOUTH 45 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID MCFADDEN TRACT, A DISTANCE OF 381.44 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT WEST CORNER OF SAID MCFADDEN TRACT;

THENCE SOUTH 44 DEGREES 47 MINUTES 17 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID MCFADDEN TRACT, A DISTANCE OF 363.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER WITHIN E. SIMONDS ROAD, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY EAST CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT SOUTH CORNER OF SAID MCFADDEN TRACT;

THENCE SOUTH 45 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG THE RECOGNIZED MOST SOUTHERLY SOUTHEAST LINE OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454), A DISTANCE OF 563.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID WOLFORD TRACT "A" (INSTR. NO. 201100150319), SAID POINT BEING THE RECOGNIZED MOST EASTERLY SOUTH CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND AN INNER ELL CORNER OF HERFIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 43 MINUTES 05 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID WOLFORD TRACT "A" (INSTR. NO. 201100150319), A DISTANCE OF 75.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LOT 3 OF THE REPLAT OF NABORS SUBDIVISION, RECORDED IN VOLUME 93051, PAGE 1956, MAP RECORDS, DALLAS COUNTY TEXAS;

THENCE ALONG THE RECOGNIZED NORTH LINE OF SAID LOT 3, THE FOLLOWING COURSES AND DISTANCES: NORTH 55 DEGREES 26 MINUTES 15 SECONDS EAST, 43.03 FEET TO AN ANGLE POINT, NORTH 80 DEGREES 10 MINUTES 15 SECONDS EAST, 85.02 FEET TO AN ANGLE POINT; SOUTH 88 DEGREES 11 MINUTES 45 SECONDS EAST, 61.26 FEET TO AN ANGLE POINT, SOUTH 72 DEGREES 04 MINUTES 45 SECONDS EAST, 53.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID E. SIMONDS ROAD, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 3 OF THE REPLAT OF NABORS SUBDIVISION AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 32 MINUTES 30 SECONDS, A RADIUS OF 1366.30 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 26 MINUTES 50 SECONDS EAST-274.76 FEET;

THENCE ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID E. SIMONDS ROAD AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 275.23 FEET TO A 1/2 INCH IRON ROD FOUND AT THE END OF SAID CURVE,

THENCE SOUTH 24 DEGREES 13 MINUTES 05 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID E. SIMONDS ROAD, A DISTANCE OF 77.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID LOT 3 AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LOWELL T. AND BARBARA S. SHERMAN, RECORDED IN VOLUME 99051, PAGE 4686, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 77 DEGREES 29 MINUTES 56 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID LOT 3 AND THE APPARENT NORTH LINE OF SAID SHERMAN TRACT, A DISTANCE OF 44.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY EAST LINE OF SAID WOLFORD TRACT "A" (INSTR. NO. 201100150319) AND THE RECOGNIZED SOUTH CORNER OF SAID LOT 3 OF THE REPLAT OF NABORS SUBDIVISION;

THENCE SOUTH 45 DEGREES 50 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID WOLFORDS TRACT "A" (INSTR. NO. 201100150319) AND THE APPARENT NORTHWEST LINE OF SAID SHERMAN TRACT, A DISTANCE OF 424.00 FEET TO A PK NAIL FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT "A" (INSTR. NO. 201100150319) AND THE APPARENT WEST CORNER OF SAID SHERMAN TRACT;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE SOUTH 41 DEGREES 11 MINUTES 32 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID SHERMAN TRACT, A DISTANCE OF 211.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID SHERMAN TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CLYDE CARMAN, RECORDED IN INSTRUMENT NO. 200900225070, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 47 DEGREES 31 MINUTES 51 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID CARMAN TRACT, A DISTANCE OF 187.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF A 100 FOOT RIGHT-OF-WAY TO T. P. & L. COMPANY, RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING EAST CORNER OF SAID WOLFORD TRACT "A" (INSTR. NO. 201100150319), FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, IN THE RECOGNIZED SOUTHWEST LINE OF SAID T. P. & L. COMPANY RIGHT-OF-WAY BEARS SOUTH 33 DEGREES 06 MINUTES 49 SECONDS EAST 176.34 FEET;

THENCE NORTH 67 DEGREES 39 MINUTES 43 SECONDS WEST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID T. P. & L. COMPANY RIGHT-OF-WAY AND THE RECOGNIZED SOUTHWEST LINE OF SAID WOLFORD TRACT "A" (INSTR. NO. 201100150319), A DISTANCE OF 2162.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ORANGE CAP FOR CORNER IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO T. P. & L. COMPANY, RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF A 100 FOOT T. P. & L. COMPANY RIGHT-OF-WAY, RECORDED IN VOLUME 5611, PAGE 139 AND THE MOST SOUTHERLY WEST CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454);

THENCE NORTH 47 DEGREES 57 MINUTES 15 SECONDS EAST, ALONG THE APPARENT SOUTHEAST LINE OF SAID T. P. & L. COMPANY TRACT (VOL. 5632, PAGE 601), A DISTANCE OF 35.49 FEET TO A 1/2 INCH IRON ROD FOUND WITH ORANGE CAP FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT EAST CORNER OF SAID T. P. & L. COMPANY TRACT (VOL. 5632, PAGE 601);

THENCE NORTH 42 DEGREES 02 MINUTES 45 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID T. P. & L. COMPANY TRACT (VOL. 5632, PAGE 601), A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST LINE OF SAID LOT ONE, BLOCK ONE OF WOLFORD ADDITION, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149454) AND THE APPARENT NORTH CORNER OF SAID T. P. & L. COMPANY TRACT (VOL. 5632, PAGE 601);

THENCE SOUTH 47 DEGREES 57 MINUTES 40 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LOT ONE, BLOCK ONE, A DISTANCE OF 82.35 FEET TO A 1/2 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "2516" FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST EASTERLY SOUTH CORNER OF SAID LOT ONE, BLOCK ONE AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO T. P. & L. COMPANY RECORDED IN VOLUME 5611, PAGE 137, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 58 DEGREES 56 MINUTES 11 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID T. P. & L. COMPANY TRACT, A DISTANCE OF 126.07 FEET TO A 1/2 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "2516" FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID LOT ONE, BLOCK ONE AND THE APPARENT NORTH CORNER OF SAID T. P. & L. COMPANY TRACT (VOL. 5611, PG. 137);

THENCE SOUTH 44 DEGREES 18 MINUTES 29 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHEAST LINE OF SAID LOT ONE, BLOCK ONE AND THE APPARENT NORTHWEST LINE OF SAID T. P. & L. COMPANY TRACT (VOL. 5611, PG. 139), A DISTANCE OF 82.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY SOUTH CORNER OF SAID LOT ONE, BLOCK ONE, THE APPARENT EAST CORNER OF SAID MOORE/SMITH TRACT AND THE APPARENT WEST CORNER OF SAID T. P. & L. COMPANY TRACT (VOL. 5611, PG. 137);

THENCE NORTH 44 DEGREES 28 MINUTES 22 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF

EXHIBIT "A"
LEGAL DESCRIPTION

SAID MOORE/SMITH TRACT AND THE RECOGNIZED SOUTHWEST LINE OF SAID LOT ONE, BLOCK ONE, A DISTANCE OF 1422.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 44 DEGREES 50 MINUTES 41 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID MOORE/SMITH TRACT AND THE RECOGNIZED SOUTHWEST LINE OF SAID LOT ONE, BLOCK ONE WOLFORD ADDITION, A DISTANCE OF 859.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,884,074.68 SQ. FT. OR 135.06 ACRES OF LAND.

TRACT 2:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE HERMAN HEDER SURVEY, ABSTRACT NO. 541, DALLAS COUNTY, TEXAS, BEING KNOWN AS TRACT B AS DESCRIBED IN DEED TO DENNIS AND JANIS WOLFORD, RECORDED IN INSTRUMENT NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND TRACT "B", AS DESCRIBED IN DEED TO DENNIS AND JANIS WOLFORD, RECORDED IN INSTRUMENT NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY MEASUREMENTS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER IN THE RECOGNIZED NORTHWEST LINE OF E. SIMONDS ROAD AND THE APPARENT NORTHEAST LINE OF THE RESIDUE OF A TRACT OF LAND DESCRIBED IN DEED TO O. D. AND BILLIE OGLETREE, RECORDED IN VOLUME 240, PAGE 866, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319);

THENCE NORTH 44 DEGREES 34 MINUTES 09 SECONDS WEST, ALONG THE RECOGNIZED MOST SOUTHERLY SOUTHWEST LINE OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319), A DISTANCE OF 1067.86 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319) AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J. R. AND BARBARA O. YARBOROUGH, RECORDED IN VOLUME 92202, PAGE 1127, DEED RECORDS, DALLAS COUNTY, TEXAS.

THENCE SOUTH 46 DEGREES 07 MINUTES 45 SECONDS WEST, ALONG THE MOST NORTHERLY SOUTHWEST LINE OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319), A DISTANCE OF 399.32 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLOTTE LEE TAYLOR, RECORDED IN INSTRUMENT NO. 200700095728, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING A RECOGNIZED MOST WESTERLY SOUTH CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319) AND THE APPARENT WEST CORNER OF SAID YARBOROUGH TRACT;

THENCE NORTH 44 DEGREES 28 MINUTES 10 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319) AND THE APPARENT NORTHEAST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 1039.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319) AND THE RECOGNIZED SOUTH CORNER OF SAID WOLFORD TRACT B (INSTR. NO. 201100149454);

THENCE NORTH 42 DEGREES 16 MINUTES 17 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID WOLFORD TRACT B (INSTR. NO. 201100149454) AND THE APPARENT NORTHEAST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 354.26 FEET TO A 1/2 INCH IRON ROD FOUND WITH ORANGE CAP FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID WOLFORD TRACT B (INSTR. NO. 201100149454) AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO T. P. & L. COMPANY, RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS.

THENCE NORTH 47 DEGREES 57 MINUTES 15 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID WOLFORD TRACT B (INSTR. NO. 201100149454) AND THE APPARENT SOUTHEAST LINE OF SAID T. P. & L. COMPANY TRACT (VOL. 5632, PG. 601), A DISTANCE OF 53.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID WOLFORD TRACT B (INSTR. NO.

EXHIBIT "A"
LEGAL DESCRIPTION

201100149454) AND THE RECOGNIZED WEST CORNER OF A 100 FOOT T. P. & L. COMPANY RIGHT-OF-WAY, RECORDED IN VOLUME 5611, PAGE 139, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 67 DEGREES 39 MINUTES 43 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID T. P. & L. COMPANY RIGHT-OF-WAY AND THE RECOGNIZED NORTHEAST LINE OF SAID WOLFORD TRACT B (INSTR. NO. 201100149454), A DISTANCE OF 2356.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO T. P. & L. COMPANY, RECORDED IN VOLUME 3844, PAGE 413, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE

RECOGNIZED SOUTH CORNER OF A 100 FOOT T. P. & L. COMPANY RIGHT-OF-WAY, RECORDED IN VOLUME 5642, PAGE 230 AND THE MOST NORTHERLY EAST CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319), FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE RECOGNIZED NORTHEAST LINE OF SAID T. P. & L. COMPANY RIGHT-OF-WAY (VOL. 5642, PG. 230) BEARS NORTH 33 DEGREES 08 MINUTES 49 SECONDS WEST-176.34 FEET;

THENCE SOUTH 45 DEGREES 50 MINUTES 19 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID T. P. & L. COMPANY TRACT (VOL. 3844, PAGE 413), A DISTANCE OF 50.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319) AND THE APPARENT WEST CORNER OF SAID T. P. & L. COMPANY TRACT (VOL. 3844, PAGE 413);

THENCE SOUTH 44 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID T. P. & L. COMPANY TRACT (VOL. 3844, PG. 413), A DISTANCE OF 300.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHWEST LINE OF SAID E. SIMONDS ROAD, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319) AND THE APPARENT SOUTH CORNER OF SAID T. P. & L. COMPANY TRACT (VOL. 3844, PG. 413);

THENCE SOUTH 45 DEGREES 44 MINUTES 07 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID E. SIMONDS ROAD AND THE RECOGNIZED SOUTHEAST LINE OF SAID WOLFORD TRACT "B" (INSTR. NO. 201100150319), A DISTANCE OF 540.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 999,859.54 SQ. FT. OR 22.95 ACRES OF LAND

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT

TRACT 3:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE HIFERMAN HEIDER SURVEY, ABSTRACT NO. 541, DALLAS COUNTY, TEXAS, BEING KNOWN AS TRACTS 1, 2, 3 AND 4 AS DESCRIBED IN DEED TO RICHARD T. JONES AND GARY R. JONES, RECORDED IN INSTRUMENT NO. 20180001184, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF THE INTERSECTION E. STARK ROAD AND LASATER ROAD, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID JONES TRACT 4, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 77 DEGREES 41 MINUTES 47 SECONDS WEST-51.98 FEET;

THENCE SOUTH 44 DEGREES 51 MINUTES 29 SECONDS EAST, WITHIN LASATER ROAD AND ALONG THE RECOGNIZED NORTHEAST LINE OF TRACTS 4, 2 AND 1, A DISTANCE OF 2347.09 FEET TO A POINT FOR CORNER, SAID POINT BEING A RECOGNIZED EAST CORNER OF SAID JONES TRACT 1,

THENCE SOUTH 44 DEGREES 36 MINUTES 30 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID JONES TRACTS 1 PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 6669, THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO L. V. AND STELLA ELLIOTT, RECORDED IN VOLUME 3270, PAGE 580, DEED RECORDS, DALLAS COUNTY, TEXAS AT 18.17 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1383.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID JONES TRACT 2, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID JONES TRACT 1 AND THE RECOGNIZED MOST NORTHERLY WEST CORNER OF TRACT A AS DESCRIBED IN DEED TO DENNIS AND JANIS WOLFORD, RECORDED IN INSTRUMENT NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE SOUTH 42 DEGREES 24 MINUTES 52 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID JONES TRACT 2, A DISTANCE OF 205.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID JONES TRACT 2 AND A RECOGNIZED INNER ELL CORNER OF SAID WOLFORD TRACT A (INSTR. NO. 201100149451);

THENCE SOUTH 47 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID JONES TRACT 2, A DISTANCE OF 410.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID JONES TRACT 2 AND THE RECOGNIZED MOST SOUTHERLY EAST CORNER OF LOT ONE, BLOCK ONE, WOLFORD ADDITION, RECORDED IN INSTRUMENT NO. 201200121817, MAP RECORDS, DALLAS COUNTY, TEXAS,

THENCE NORTH 44 DEGREES 10 MINUTES 49 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID JONES TRACT 2 AND THE APPARENT MOST SOUTHERLY NORTHEAST LINE OF SAID LOT ONE, BLOCK ONE, A DISTANCE OF 1527.22 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID JONES TRACT 2 AND THE RECOGNIZED INNER ELL CORNER OF SAID LOT ONE, BLOCK ONE,

THENCE NORTH 44 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID JONES TRACT 2, A DISTANCE OF 407.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED SOUTH CORNER OF SAID JONES TRACT 3 AND THE RECOGNIZED MOST NORTHERLY EAST CORNER OF SAID LOT ONE, BLOCK ONE OF SAID WOLFORD ADDITION;

THENCE NORTH 44 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY NORTHEAST LINE OF SAID LOT ONE, BLOCK ONE AND THE RECOGNIZED SOUTHWEST LINE OF SAID JONES TRACT 3, A DISTANCE OF 1020.46 FEET TO A POINT FOR CORNER WITHIN SAID E. STARK ROAD, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID JONES TRACT 3, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS, THE RECOGNIZED NORTH CORNER OF SAID LOT ONE, BLOCK ONE OF SAID WOLFORD ADDITION BEARS SOUTH 44 DEGREES 23 MINUTES 00 SECONDS EAST-43.77 FEET);

THENCE NORTH 45 DEGREES 11 MINUTES 14 SECONDS EAST, WITHIN SAID E. STARK ROAD AND THE RECOGNIZED NORTHWEST LINES OF SAID JONES TRACTS 3 AND 4, A DISTANCE OF 1368.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,875,213.22 SQ. FT. OR 88.96 ACRES OF LAND.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT "B" CONCEPT PLAN



**EXHIBIT "C"
ELEVATIONS**

C401 Elevations A-G



C401 A



C401 B



C401 C



C401 D



C401 E



C401 F

EXHIBIT "C"
ELEVATIONS



C401 G

**EXHIBIT "C"
ELEVATIONS**

C403 Elevations A-G



C403 A



C403 B



C403 C



C403 D



C403 E



C403 F

**EXHIBIT "C"
ELEVATIONS**



C403 G

**EXHIBIT "C"
ELEVATIONS**

C451 Elevations A-F



C451 A



C451 B



C451 C



C451 D



C451 E



C451 F

**EXHIBIT "C"
ELEVATIONS**

C455 Elevations A-F



C455 A



C455 B



C455 C



C455 D



C455 E



C455 F

**EXHIBIT "C"
ELEVATIONS**



**EXHIBIT "C"
ELEVATIONS**



**EXHIBIT "C"
ELEVATIONS**



**EXHIBIT "C"
ELEVATIONS**



EXHIBIT "C"
ELEVATIONS



EXHIBIT "C"
ELEVATIONS



**EXHIBIT "C"
ELEVATIONS**



**EXHIBIT "C"
ELEVATIONS**



**EXHIBIT "C"
ELEVATIONS**

