

3-23-16

ORDINANCE NO. 30043

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending and expanding the Victory Sign District by amending the description of the district's boundaries, creating a new Subdistrict B-3 and Subarea D-1, amending the definitions, movement control signs, signs in public places, district identification sign, general provisions for all signs, sign regulations for Subdistrict B (retail and entertainment subdistrict), and sign regulations for Subdistrict D (office and residential subdistrict) regulations in Sections 51A-7.1701, 51A-7.1702, 51A-7.1704, 51A-7.1716, 51A-7.1717, 51A-7.1722, 51A-7.1725, 51A-7.1727, and 51A-7.1729; providing a penalty not to exceed \$2000; 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 Subsection (c) of Section 51A-7.1701, "Designation of Victory Sign District," 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:

"(c) This district is that area of the city within the ~~[following described]~~ boundaries described in Exhibit A attached to Ordinance No. _____, passed by the Dallas City Council on March 23, 2016.

~~[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 1,158.07 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 59°51'17" East, a distance of 368.45 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 74°06'13", an arc distance of 395.44 feet to the end of said curve;~~

~~THENCE North 83°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°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°21'27" East, continuing along said north line, a distance of 304.58 feet to a point for corner, said point being in the west line of a 6.665 acre tract of land as described in Volume 98064, Page 6494 of said Deed Records, and being the northeast corner of said 9.278 acre tract;~~

~~THENCE North 05°40'50" East, along the west line of said 6.665 acre tract, a distance of 177.20 feet to an angle point in said line;~~

~~THENCE North 05°15'49" West, continuing along said west line, a distance of 388.89 feet to a 1/2 inch found iron rod with cap for corner, also being in the southeast right of way line of Wichita Street (a variable width right of way) as recorded in Volume 2001041, Page 5452, of said Deed Records;~~

~~THENCE South 84°44'11" West, departing said west line and along said southeast line, a distance of 35.91 feet to the beginning of a tangent curve to the left having a radius of 588.00 feet and whose chord bears South 81°02'08" West, a distance of 75.91 feet;~~

~~THENCE in a southwesterly direction, continuing along said southeast line, curving to the left through a central angle of 07°24'07", an arc distance of 75.96 feet to the end of said curve and the beginning of a tangent reverse curve to the right having a radius of 612.00 feet and whose chord bears South 81°02'08" West, a distance of 79.01 feet;~~

~~THENCE in a southwesterly direction, continuing along said southeast line, curving to the right through a central angle of 07°24'07", an arc distance of 79.06 feet to the end of said curve;~~

~~THENCE South 84°44'11" West, continuing along said southeast line, a distance of 63.06 feet to the beginning of a tangent curve to the left having a radius of 488.00 feet and whose chord bears South 79°36'52" West, a distance of 87.13 feet;~~

~~THENCE in a southwesterly direction, continuing along said southeast line, curving to the left through a central angle of 10°14'39", an arc distance of 87.25 feet to the end of said curve;~~

~~THENCE South 74°29'33" West, continuing along said southeast line and being tangent to said curve, a distance of 19.28 feet to a 1/2 inch found iron rod with cap at the east end of a corner clip between said southeast line and the easterly line of Victory Avenue (a variable width right of way);~~

~~THENCE South 29°40'39" West, along said corner clip, a distance of 26.96 feet to a 1/2 inch found iron rod with cap for corner in said easterly line of Victory Avenue;~~

~~THENCE South 15°08'15" East, along said easterly line, a distance of 19.86 feet to a 1/2 inch found iron rod with cap for corner;~~

~~THENCE South 60°08'11" West, a distance of 26.96 feet to a point for corner;~~

~~THENCE North 56°28'19" West, at a distance of 17.30 feet passing the centerline of said Victory Avenue and continuing 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, in all a total distance of 209.60 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°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°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°09'59" West, continuing along said addition line, a distance of 176.15 feet to a point for a corner;~~

~~THENCE North 15°19'24" West, 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 1,272.98 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 163.69 feet to a point for corner;~~

~~THENCE South 36°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°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°19'13", an arc distance of 151.16 feet to the end of said curve;~~

~~THENCE North 46°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°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°06'05", an arc distance of 169.42 feet to the end of said curve;~~

~~THENCE South 37°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;~~

~~THENCE North 41°51'37" East, departing said northeast line, a distance of 85.00 feet to a point for corner;~~

~~THENCE South 44°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°51'37" West, along said northwest line, a distance of 85.00 feet to a point for corner;~~

~~THENCE South 74°21'51" West, departing said northwest line, a distance of 33.21 feet to a point for a corner;~~

~~THENCE South 45°11'19" West, a distance of 10.00 feet to a point for corner;~~

~~THENCE South 01°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°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°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°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°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°46'12" East, departing said northwest line, a distance of 35.52 feet to a point for corner;~~

~~THENCE South 43°23'01" West, a distance of 10.92 feet to a point for corner;~~

~~THENCE South 44°03'53" East, a distance of 6.82 feet to a point for corner;~~

~~THENCE South 43°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°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°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 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;~~

~~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;~~

~~THENCE South 46°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°54'48" West, a distance of 41.07 feet;~~

~~THENCE in a southwesterly direction, and along said curve through a central angle of 59°41'22", an arc distance of 42.98 feet to the end of said curve for a corner;~~

~~THENCE South 05°37'32" East, a distance 26.39 feet to a point for corner;~~

~~THENCE South 05°27'32" East, a distance of 74.92 feet to a point for corner;~~

~~THENCE South 05°01'38" East, a distance of 38.99 feet to a point for corner;~~

~~THENCE South 83°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°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°02'06", an arc distance of 111.95 feet to the end of said curve;~~

~~THENCE South 05°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 South 42°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 759.11 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°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°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°01'52", an arc distance of 3.48 feet to a point for corner at the end of said curve;~~

~~THENCE North 42°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°17'08" West, a distance of 35.71 feet;~~

~~THENCE in a northwesterly direction, curving to the right through a central angle of 03°25'48", an arc distance of 35.72 feet to a point for corner at the end of said curve;~~

~~THENCE South 17°39'10" West, a distance of 23.82 feet to a point for corner;~~

~~THENCE North 42°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°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°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°30'02", an arc distance of 108.39 feet to the end of said curve;~~

~~THENCE South 26°45'11" East, continuing along said easterly line, a distance of 15.29 feet to a point for corner;~~

~~THENCE South 55°38'45" East, continuing along said easterly line, a distance 1.36 feet to a point for corner;~~

~~THENCE South 02°16'46" West, continuing along said easterly line, a distance of 50.76 feet to a point for corner;~~

~~THENCE South 05°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°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°38'50", an arc distance of 3.09 feet to the end of said curve;~~

~~THENCE South 46°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°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°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°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°59'16", an arc distance of 68.17 feet to the end of said curve;~~

~~THENCE South 22°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°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°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°48'08" East, a distance of 218.46 feet;~~

~~THENCE in a southerly direction, curving to the left through a central angle of 38°49'50", an arc distance of 222.70 feet to the end of said curve;~~

~~THENCE South 44°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°25'25" East, a distance of 28.13 feet;~~

~~THENCE in a southeasterly direction, curving to the right through a central angle of 05°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°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°54'48" West, along said northwest line, a distance of 162.06 feet to a point for corner;~~

~~THENCE North 02°35'24" West, departing said northwest line, a distance 64.05 feet to a point for corner;~~

~~THENCE North 05°05'24" West, a distance of 233.88 feet to a point for corner;~~

~~THENCE North 18°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 3,375,141 square feet or 77.48 acres of land, more or less.]”~~

SECTION 2. 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 ~~two~~ subareas, B-1, ~~and~~ B-2, and B-3. Subdistrict C has two tracts. Subdistrict D has one subarea, D-1.

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

(c) 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°40'31" East, along said centerline, a distance of 100.00 feet to a point for corner;~~

~~THENCE North 15°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°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°06'09" for an arc distance of 197.99 feet to the end of said curve;~~

~~THENCE North 83°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°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°21'27" East, continuing along said north line, a distance of 304.58 feet to a point for corner, said point being in the west line of a 6.665 acre tract of land as described in Volume 98064, Page 6494 of said Deed Records, and being the northeast corner of said 9.278 acre tract;~~

~~THENCE North 05°40'50" East, along the west line of said 6.665 acre tract, a distance of 177.20 feet to an angle point in said line;~~

~~THENCE North 05°15'49" West, continuing along said west line, a distance of 388.89 feet to a 1/2 inch found iron rod with cap for corner, also being in the southeast right of way line of Wichita Street (a variable width right of way) as recorded in Volume 2001041, Page 5452, of said Deed Records;~~

~~THENCE South 84°44'11" West, departing said west line and along said southeast line, a distance of 35.91 feet to the beginning of a tangent curve to the left having a radius of 588.00 feet and whose chord bears South 81°02'08" West, a distance of 75.91 feet;~~

~~THENCE in a southwesterly direction, continuing along said southeast line, curving to the left through a central angle of 07°24'07", an arc distance of 75.96 feet to the end of said curve and the beginning of a tangent reverse curve to the right having a radius of 612.00 feet and whose chord bears South 81°02'08" West, a distance of 79.01 feet;~~

~~THENCE in a southwesterly direction, continuing along said southeast line, curving to the right through a central angle of 07°24'07", an arc distance of 79.06 feet to the end of said curve;~~

~~THENCE South 84°44'11" West, continuing along said southeast line, a distance of 63.06 feet to the beginning of a tangent curve to the left having a radius of 488.00 feet and whose chord bears South 79°36'52" West, a distance of 87.13 feet;~~

~~THENCE in a southwesterly direction, continuing along said southeast line, curving to the left through a central angle of 10°14'39", an arc distance of 87.25 feet to the end of said curve;~~

~~THENCE South 74°29'33" West, continuing along said southeast line and being tangent to said curve, a distance of 19.28 feet to a 1/2 inch found iron rod with cap at the east end of a corner clip between said southeast line and the easterly line of Victory Avenue (a variable width right-of way);~~

~~THENCE South 29°40'39" West, along said corner clip, a distance of 26.96 feet to a 1/2 inch found iron rod with cap for corner in said easterly line of Victory Avenue;~~

~~THENCE South 15°08'15" East, along said easterly line, a distance of 19.86 feet to a 1/2 inch found iron rod with cap for corner;~~

~~THENCE South 60°08'11" West, a distance of 26.96 feet to a point for corner;~~

~~THENCE North 56°28'19" West, a distance of 17.30 feet to a point in the centerline of said Victory Avenue;~~

~~THENCE North 15°08'15" West, along said centerline, a distance of 810.95 feet to a point in the centerline of All Star Way (a 67 foot wide right of way);~~

~~THENCE North 53°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°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°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°38'45" East, continuing along said easterly line, a distance 1.36 feet to a point for corner;~~

~~THENCE South 02°16'46" West, continuing along said easterly line, a distance of 50.76 feet to a point for corner;~~

~~THENCE South 05°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°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°38'50", an arc distance of 3.09 feet to the end of said curve;~~

~~THENCE South 46°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°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°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°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°59'16", an arc distance of 68.17 feet to the end of said curve;~~

~~THENCE South 22°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°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°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°48'08" East, a distance of 218.46 feet;~~

~~THENCE in a southerly direction, curving to the left through a central angle of 38°49'50", an arc distance of 222.70 feet to the end of said curve;~~

~~THENCE South 44°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°25'25" East, a distance of 28.13 feet;~~

~~THENCE in a southeasterly direction, curving to the right through a central angle of 05°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°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°54'48" West, along said northwest line, a distance of 162.06 feet to a point for corner;~~

~~THENCE North 02°35'24" West, departing said northwest line, a distance 64.05 feet to a point for corner;~~

~~THENCE North 05°05'24" West, a distance of 233.88 feet to a point for corner;~~

~~THENCE North 18°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 1,600,663 square feet, save and except 219,797 square feet which lie within Subdistrict A for a net area of 1,380,866 square feet or 31.70 acres of land, more or less.~~

(1) Subarea 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.~~

(2) Subarea 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.~~

(d) Subdistrict C is that area of the city within the following described boundaries:

(1) ~~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.~~

(2) ~~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.~~

(e) Subdistrict D 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 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;~~

~~THENCE South 46°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°54'48" West, a distance of 41.07 feet;~~

~~THENCE in a southwesterly direction, and along said curve through a central angle of 59°41'22", an arc distance of 42.98 feet to the end of said curve for a corner;~~

~~THENCE South 05°37'32" East, a distance 26.39 feet to a point for corner;~~

~~THENCE South 05°27'32" East, a distance of 74.92 feet to a point for corner;~~

~~THENCE South 05°01'38" East, a distance of 38.99 feet to a point for corner;~~

~~THENCE South 83°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°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°02'06", an arc distance of 111.95 feet to the end of said curve;~~

~~THENCE South 05°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°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°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°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°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°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°53'17", an arc distance of 507.23 feet to the end of said curve;~~

~~THENCE North 40°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°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°08'15" East, along said centerline, a distance of 810.95 feet to a point for corner;~~

~~THENCE North 56°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°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°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°09'59" West, continuing along said addition line, a distance of 91.14 feet to a point for a corner;~~

~~THENCE North 15°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°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°52'48", an arc distance of 54.59 feet to the end of said curve;~~

~~THENCE North 45°00'00" East, a distance of 88.24 feet to a point for corner;~~

~~THENCE South 36°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°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°19'13", an arc distance of 151.16 feet to the end of said curve;~~

~~THENCE North 46°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°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°06'05", an arc distance of 169.42 feet to the end of said curve;~~

~~THENCE South 37°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;~~

~~THENCE North 41°51'37" East, departing said northeast line, a distance of 85.00 feet to a point for corner;~~

~~THENCE South 44°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°51'37" West, along said northwest line, a distance of 85.00 feet to a point for corner;~~

~~THENCE South 74°21'51" West, departing said northwest line, a distance of 33.21 feet to a point for a corner;~~

~~THENCE South 45°11'19" West, a distance of 10.00 feet to a point for corner;~~

~~THENCE South 01°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°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°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 $43^{\circ}02'23''$ 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 $38^{\circ}40'31''$ West, a distance of 0.47 feet;~~

~~THENCE in a southwesterly direction, departing said centerline, curving to the right through a central angle of $00^{\circ}20'17''$, an arc distance of 0.47 feet to the end of said curve;~~

~~THENCE South $38^{\circ}30'50''$ 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 $43^{\circ}02'23''$ 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.]”~~

SECTION 3. That Paragraph (17) of Subsection (a) of Section 51A-7.1704, "Definitions," 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:

"(17) EFFECTIVE AREA means the following:

(A) For marquee and other changeable message signs and detached signs other than monument signs, the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports, mast, and finial that does not include patterns, characters, logos, or illustrations. The rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are moveable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view. If an attached sign moves or rotates, the sign's effective area shall be measured when the sign is stationary and shall not be based on the entire area within which the sign moves or rotates.

(B) For monument signs and attached signs other than marquee and other changeable message signs, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word, excluding a mast and finial that does not include patterns, characters, logos, or illustrations. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of the effective area. An awning or canopy is not included in the calculation of the effective area."

SECTION 4. That Subsection (a) of Section 51A-7.1704, "Definitions," 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 Paragraph (17.1) to read as follows:

"(17.1) ENHANCED BANNER SIGN means a district identification sign consisting of a pole displaying banners and elements that display the name or logo of the district."

SECTION 5. That Paragraph (23) of Subsection (a) of Section 51A-7.1704, "Definitions," 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:

"(23) FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space, chimneys, roof-mounted equipment, mounted antennas, or water towers. Where separate faces are oriented in the same direction or in directions within 45° of one another, they are to be considered as part of a single facade. A roof is not a facade or part of a facade. Multiple buildings on the same lot will each be deemed to have separate facades. For purposes of these sign regulations, each 250 linear feet, or fraction thereof, of an expressway-facing facade in Subdistrict [Subarea] C is deemed to be a separate facade. For signs located on buildings adjacent to an entertainment complex plaza and the hotel spectacular sign, as described in Section 51A-7.1727(d), the term facade includes the exterior structural framing of a building or architectural elements of the building, whether or not the exterior structural framing or architectural element encloses or covers usable space."

SECTION 6. That Subsection (a) of Section 51A-7.1704, "Definitions," 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 Paragraph (23.1) to read as follows:

"(23.1) FINIAL means a single stationary ornamental element above a sign that may include a light."

SECTION 7. That Subsection (a) of Section 51A-7.1704, "Definitions," 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 Paragraph (31.1) to read as follows:

"(31.1) MAST means an upright pole that supports a sign and may extend above the sign."

SECTION 8. That Subsection (a) of Section 51A-7.1704, "Definitions," 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 Paragraph (38.1) to read as follows:

"(38.1) PARKING STRUCTURE SCREENING SIGN means an attached sign located on a parking structure intended to be creative and artful by use of visually interesting, vibrant, and colorful designs with promotional messages limited to the name or logo of the district or athletic team names, players, or logos."

SECTION 9. Section 51A-7.1704, "Definitions," 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 Paragraph (60.1) to read as follows:

"(60.1) WINDOW SIGN means a sign painted or affixed to a window."

SECTION 10. That Section 51A-7.1716, "Movement Control Signs," 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-7.1716. MOVEMENT CONTROL SIGNS.

In addition to all other signs permitted in this ordinance, movement control signs are permitted subject to the following provisions:

(1) Movement control signs must direct vehicular or pedestrian movement within this district or to the West End Historic District and may include the name or logo of any premise located in this district or the name or logo of the West End Historic District.

(2) Except as provided in this paragraph, no [Nø] movement control sign may exceed 30 [40] square feet in effective area.

(A) Four movement control signs may have a maximum effective area of 60 square feet.

(B) One movement control sign exceeding 30 square feet in effective area may be located at each of the following intersections:

- (i) Victory Avenue and Victory Avenue West;
- (ii) Olive Street and Houston Street;
- (iii) Continental Avenue and Victory Avenue; and
- (iv) Houston Street and Victory Avenue West.

(3) Movement control signs may be attached or detached signs and may be erected on any premise without limit as to number.

(4) Movement control signs may be changeable message signs when the messages are limited to directing vehicular movement, including but not limited to the availability and amount of parking, price of parking, and the name of the parking business.”

SECTION 11. That Section 51A-7.1717, “Signs in Public Places,” 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-7.1717. SIGNS IN PUBLIC PLACES.

In addition to all other signs permitted in this ordinance, an unlimited number of signs that only identify the name or logo of this district may be located on or incorporated into manhole covers, street light poles, sidewalks, benches, trash receptacles, and other improvements in public areas. No such sign, however, may exceed one square foot in effective area or contain more than three [one] words.”

SECTION 12. That Section 51A-7.1722, “District Identification Signs,” 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-7.1722. DISTRICT IDENTIFICATION SIGNS.

- (a) District identification signs may only identify the name or logo of this district.

(b) No sign may exceed three [~~two~~] words or be a changeable message sign.

(c) These signs are in addition to all other signs permitted on a premise and are subject to the following regulations:

(1) In Subdistrict A, district identification signs are not permitted in addition to the other signs authorized on a premise. Any sign in Subdistrict A that identifies the name or logo of this district must meet the regulations for attached or detached signs in Subdistrict A, and the sign will be included in the calculation of the number of permitted signs on a premise.

(2) In Subdistricts B and D, district identification signs must be flat attached signs, monument signs, [~~or~~] banners attached to pole supports, or enhanced banner signs. [~~A maximum of three flat attached or monument signs are permitted. Banners are not limited in number. If the sign is a flat attached sign, the sign may not have an effective area greater than 900 square feet. If the sign is a monument sign, the sign may not exceed 10 feet in height or have an effective area greater than 150 square feet. If the sign is a banner, the banner and its hardware must:]~~

(A) Attached and detached signs.

(i) In Subdistrict B, a maximum of three flat attached signs or monument signs are permitted.

(ii) In Subdistrict D, a maximum of two monument signs are permitted.

(iii) The maximum effective area for a flat attached sign is 900 square feet.

(iv) The maximum effective area for a monument sign is 150 square feet and the sign may not exceed 10 feet in height.

(B) Banners attached to pole supports. No maximum number of banners attached to pole supports. The following additional restrictions apply:

(i) Banners and hardware must meet the sign construction and design standards contained in the Dallas Building Code and be constructed of weather-resistant and rust-proof material.

(ii) Maximum height, including masts and finials, is 36 feet.

(iii) Banners must be between 12 feet and 30 feet above grade, excluding masts and finials.

(iv) Maximum projection for banners is three feet from the pole on which it is mounted.

(v) Maximum effective area for individual banners is 50 square feet.

(C) Enhanced banner signs.

(i) In addition to the banners and elements allowed in Subparagraph B, enhanced banner signs may have one each of the following elements located between 12 feet and 30 feet above grade:

(aa) A vertically oriented illuminated blade cabinet that contains the logo or name of the district with a maximum effective area of 40 square feet with a maximum projection of three feet from the pole on which it is mounted.

(bb) A horizontal element that contains the logo or name of the district with a maximum effective area of 10 square feet and a maximum projection of six feet from the pole on which it is mounted.

(ii) A maximum of one enhanced banner sign is allowed per blockface. Enhanced banner signs are limited to the following locations:

(aa) The southwest corner of Houston Street and Olive Street;

(bb) The southwest corner of Victory Park Lane and Olive Street;

(cc) The southwest corner of Houston Street and Museum Way;

(dd) The northeast corner of Victory Park Lane and High Market Street;

(ee) The northeast corner of Houston Street and High Market Street;

(ff) The northwest corner of Victory Park Lane and High Market Street;

(gg) The northwest corner of Houston Street and Lamar Street;

(hh) The southeast corner of Victory Avenue and Olive Street; and

(ii) The southeast corner of Victory Avenue and High Market Street.

~~[meet the sign construction and design standards contained in the Dallas Building Code;~~

- ~~(B) be at least 12 feet but no more than 25 feet above grade;~~
- ~~(C) not project more than three feet from the pole on which it is mounted;~~
- ~~(D) not exceed 50 square feet in effective area; and~~
- ~~(E) be made out of weather-resistant and rust-proof material.]~~

(3) In Subdistrict C, the only district identification signs permitted are one monument sign and banners attached to pole supports. If the sign is a monument sign, the sign may not exceed 10 feet in height or have an effective area greater than 150 square feet. If the sign is a banner, the banner and its hardware must:

- (A) meet the sign construction and design standards contained in the Dallas Building Code;
- (B) be at least 12 feet but no more than 25 feet above grade;
- (C) not project more than three feet from the pole on which it is mounted;
- (D) not exceed 50 square feet in effective area; and
- (E) be made out of weather-resistant and rust-proof material.

~~[(4) In Subdistrict D, district identification signs must be monument signs or banners attached to pole supports. A maximum of two monument signs are permitted. Banners are not limited in number. If the sign is a monument sign, the sign may not exceed 10 feet in height or 150 square feet in effective area. If the sign is a banner, the banner and its hardware must:~~

- ~~(A) meet the sign construction and design standards contained in the Dallas Building Code;~~
- ~~(B) be at least 12 feet but no more than 25 feet above grade;~~
- ~~(C) not project more than three feet from the pole on which it is mounted;~~

- (D) ~~not exceed 50 square feet in effective area; and~~
- (E) ~~be made out of weather resistant and rust proof material.]”~~

SECTION 13. That Section 51A-7.1725, “General Provisions For All Signs,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (9) to read as follows:

“(9) Attached premise signs are allowed a 10 percent increase in effective area if 51 percent or more of the characters incorporate neon lighting.”

SECTION 14. That Paragraph (1), “Number of Permitted Signs,” of Subsection (b), “Permanent Attached Signs,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment 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) Each premise or non-residential occupancy is allowed: ~~[entitled to]~~

(i) one projecting attached sign per facade;

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

(iii) one additional attached sign per facade. The one additional attached sign may not be a changeable message sign.

(B) Except as provided in this subparagraph, i[~~n~~]n addition to the ~~three~~ two signs permitted in Subparagraph (A), each premise is entitled to two changeable message signs, other than marquee signs. A theater may have a maximum of one changeable message premise sign for each theater screen other than marquee signs.

(C) Four flat attached non-premise signs are permitted in this subdistrict. These signs are not in addition to the number of signs permitted on a premise. Only one non-premise sign is permitted on a facade. A maximum of two of the four attached non-premise signs may be changeable message signs.

(D) No more than two roof signs are permitted in this subdistrict. Only one roof sign is permitted per building.

(E) In no event may the total number of signs on a premise or nonresidential occupancy exceed the number of signs permitted under Subparagraphs (A) and (B).

(F) Window signs are limited to premise signs and do not count against the maximum number of permanent attached signs. Window signs are limited to the first and second floor of a building and may not cover more than 25 percent of any window.

SECTION 15. That Subparagraph (B) of Paragraph (2), "Icon Tower Signs," of Subsection (c), "Additional Signs in Subarea B-1," of Section 51A-7.1727, "Sign Regulations for Subdistrict B (Retail and Entertainment 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:

"(B) Each sign may not exceed 1,200 [~~895~~] square feet in effective area."

SECTION 16. That Paragraph (3), "Icon Tower Static Signs," of Subsection (c), "Additional Signs in Subarea B-1," of Section 51A-7.1727, "Sign Regulations for Subdistrict B (Retail and Entertainment 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:

"(3) Icon t[~~T~~]ower s[~~S~~]tatic s[~~S~~]igns. A maximum of five [~~three~~] projecting attached signs are permitted on an architectural element (such as a tower) that is part of a building adjacent to the western edge of an entertainment complex plaza, subject to the following restrictions:

(A) The signs may not be HBA signs.

(B) Each sign may not exceed 144 [~~240~~] square feet in effective area.

(C) The signs may not be located more than 170 feet above the base of the building to which the architectural element is attached.

(D) The signs may project above the architectural element to which they are attached.

(E) The signs may project outward from the architectural element to which they are attached.

(F) All of the signs must be located on the same architectural element.

(G) ~~[The signs must be mounted above an icon tower sign.~~

~~(H)~~ The signs are subject to the limitations on the number of words or characters in Subsection (b)(2) above.”

SECTION 17. That Subparagraph (G) of Paragraph (4), “Icon Tower Signs,” of Subsection (c), “Additional Signs in Subarea B-1,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment 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:

“(G) No facade may have more than five ~~[four]~~ media wall signs.”

SECTION 18. That Paragraph (6), “Ticker Sign,” of Subsection (c), “Additional Signs in Subarea B-1,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment 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:

“(6) Ticker s[S]ign. Two ~~[One]~~ projecting attached changeable message signs are ~~[is]~~ permitted on an architectural element that is part of a building adjacent to the eastern or western edge of an entertainment complex plaza, subject to the following restrictions:

(A) The sign may not be an HBA sign.

(B) The sign may not exceed 1,000 square feet in effective area.

(C) The sign may not be located more than 40 feet above the base of the building to which the architectural element is attached.

(D) Except as provided in Subparagraph (E), ~~t[he]~~ the sign may be attached to a maximum of two ~~[one or more]~~ facades, so that it wraps around the building.

(E) The sign must be primarily oriented towards either the entertainment complex plaza or Olive Street ~~[to the southwest, south, southeast, or east]~~.

(F) The sign may not project above the building to which the architectural element is attached.

(G) The sign may project outward from the architectural element to which it is attached.”

SECTION 19. That Subsection (c), “Additional Signs in Subarea B-1,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment 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 Paragraph (7), “Entertainment Complex Plaza Accent Lighting,” to read as follows:

“(7) Entertainment complex plaza accent lighting. Facades facing the entertainment complex plaza may have building accent lighting consisting of LED or similar technology that changes colors or brightness. All messages are limited to images, symbols, logos, or words that are associated with district activities.”

SECTION 20. That Subsection (d), “Additional Sign In Subarea B-2: Hotel Spectacular Sign,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment Subdistrict),” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is retitled as, “Additional Signs in Subareas B-2 and B-3,” and amended to read as follows:

“(d) Additional signs in Subareas B-2 and B-3:

(1) Hotel s[~~S~~]pectacular s[~~S~~]ign. One non-premise flat attached changeable message sign is permitted on an architectural element that is part of a building in Subarea B-2, subject to the following restrictions:

(~~A~~[1]) The sign may not be an HBA sign.

(~~B~~[2]) The sign is permitted on a premise with detached signs.

(~~C~~[3]) The sign is in addition to all other signs permitted on a premise.

(~~D~~[4]) The sign may not exceed 1,680 square feet in effective area.

(~~E~~[5]) The sign may not be located more than 170 feet above the base of the building to which the architectural element is attached.

(~~F~~[6]) The sign may not project above the building to which it is attached.

(~~G~~[7]) The sign may project outward from the building or architectural element to which it is attached.

(~~H~~[8]) The sign must be oriented to the north, northwest, or west.

(~~I~~[9]) The sign may be attached to one or more facades, so that it wraps around the building.

(~~J~~[10]) If a portion of the sign is static, the static portion is subject to the restrictions on the number of words or characters in Subsection (b)(2) above.

(2) Parking structure screening signs. Attached signs are permitted on parking structures in Subarea B-3, subject to the following restrictions:

(A) Visual display and coverage.

(i) The maximum effective area of text may not exceed 20 percent. The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.

(ii) Multiple displays giving an appearance of multiple signs are prohibited.

(iii) A parking structure screening sign must be at least 10 feet above adjacent average grade.

(iv) A parking structure screening sign may be internally or externally illuminated. If internally illuminated, a parking structure screening sign may consist of translucent materials, but not transparent materials. Illumination must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday.

(v) Minimum permitted effective area of a parking structure screening sign is 750 square feet.

(B) Location and construction.

(i) The sign may not be an HBA sign.

(ii) A parking structure screening sign may only be located on a blank wall face or on the facade of a parking structure facing north, west, or south.

(iii) The parking structure must comply with the Dallas Building Code parking structure ventilation requirements.

(iv) No parking structure screening sign may cover any window or architectural or design feature of the building to which it is attached.

(v) A parking structure screening sign may wrap around the edge of a building if both building facades to which the parking structure screening sign is attached are eligible facades and the parking structure screening sign is one continuous image.”

SECTION 21. That Subparagraph (B) of Paragraph (4), “All Other Detached Signs,” of Subsection (e), “Permanent Detached Signs,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment 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:

“(B) The owner or operator of a surface parking lot may erect one non-premise detached sign for each vehicular entrance to the parking lot, 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 [20] 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 22. That Paragraph (5), “Vent Stack Signs Prohibited,” of Subsection (e), “Permanent Detached Signs,” of Section 51A-7.1727, “Sign Regulations for Subdistrict B (Retail and Entertainment 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:

“(5) Vent stack signs prohibited. Except as provided in this paragraph, n[N]o sign may be located on a vent stack. In Subarea B-2, a vent stack may be used as a monument sign or monument district identification sign.”

SECTION 23. That 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:

“(a) Permanent attached signs. The only permanent attached signs permitted in this subdistrict are signs provided for in this subsection.

(1) Number of permitted signs. Each premise or non-residential occupancy is entitled to one attached sign per facade.

(2) Number of words or characters.

(A) Except as otherwise provided in this paragraph, no person may erect a sign which contains more than 10 words consisting of any characters of a height equal to or exceeding four inches on any building facade. Words consisting of characters less than four inches in height may be used without limit.

(B) There is no limit as to the number of words containing characters of a height equal to or exceeding four inches on a marquee or other changeable message sign.

(C) No more than six words are permitted at a point on the facade above 66 [~~36~~] feet in height.

(3) Premise and non-premise signs. All attached permanent signs in this subdistrict must be premise signs or convey a noncommercial message.

(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 250 [~~150~~] square feet.

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

(E) The maximum effective area for all other projecting attached signs is 250 [~~20~~] square feet.

(5) Cumulative effective area limitations for all attached signs. The cumulative effective area of all permanent attached signs on a facade may not exceed 10 percent 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 [~~36~~] feet in height.

(6) Signs overhanging or projecting into the public right-of-way.

(A) Attached signs overhanging the public right-of-way are permitted as long as each sign is a minimum of 10 feet above the sidewalk grade.

(B) No portion of a marquee sign may:

(i) project more than eight feet into the public right-of-way; or

(ii) be located less than two feet from the back of a street curb.

(C) For all other projecting attached signs, no portion of the signs may:

(i) project more than four feet into the public right-of-way; or

(ii) be located less than two feet from the back of the street curb.

(7) Parapet signs. Parapet signs are permitted in this subdistrict. No parapet sign may project more than four feet above the edge of the roof, regardless of whether the sign is attached to a parapet wall or the roof's edge.

(8) Roof signs. Roof signs are prohibited in this subdistrict.

(9) No limitation on projecting attached signs. Projecting attached signs are permitted on premises with detached signs.

(10) Limitation on changeable message signs.

(A) A premise is entitled to only one marquee sign per facade, except that one additional marquee sign is permitted on that facade if the width of the facade is more than 300 feet.

(B) A premise is entitled to two additional changeable message signs per facade as long as the signs are not marquee signs.

(C) No portion of a changeable message sign is permitted at a point on the facade above 66 [~~36~~] feet in height.

(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 [~~36~~] feet in height.

(12) Signs projecting over the roof line. Except for a parapet sign, no attached sign may project over a building.

(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 [~~36~~] feet in height.”

SECTION 24. 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:

“(B) The owner or operator of a surface parking lot may erect one non-premise detached sign for each vehicular entrance to the parking lot, 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 [~~20~~] 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 25. That 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 by adding a new Subsection (f), "Additional Signs in Subarea D-1: Parking Structure Screening Signs," to read as follows:

"(f) Additional signs in Subarea D-1: Parking structure screening signs.

(1) Visual display and coverage.

(A) The maximum effective area of text may not exceed 20 percent. The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.

(B) Multiple displays giving an appearance of multiple signs are prohibited.

(C) A parking structure screening sign must be at least 10 feet above adjacent average grade.

(D) A parking structure screening sign may be internally or externally illuminated. If internally illuminated, a parking structure screening sign may consist of translucent materials, but not transparent materials. Illumination must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday.

(E) Minimum permitted effective area of a parking structure screening sign is 750 square feet.

(2) Location and construction.

(A) The sign may not be an HBA sign.

(B) A parking structure screening sign may only be located on a blank wall face or on the facade of a parking structure facing north, east, or south.

(C) The parking structure must comply with the Dallas Building Code parking structure ventilation requirements.

(D) No parking structure screening sign may cover any window or architectural or design feature of the building to which it is attached.

(E) A parking structure screening sign may wrap around the edge of a building if both building facades to which the parking structure screening sign is attached are otherwise eligible facades and the parking structure screening sign is one continuous image.”

SECTION 26. That the city attorney is authorized to insert the enrolled number of this ordinance in Sections 51A-7.1701(c) and 51A-7.1702(b) in Chapter 51A.

SECTION 27. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2000.

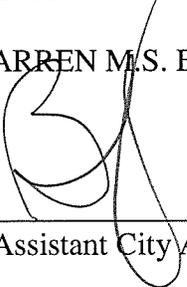
SECTION 28. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 29. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 30. 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:

WARREN M.S. ERNST, City Attorney

By  _____
Assistant City Attorney

Passed MAR 23 2016

EXHIBIT A
Victory SPSD Perimeter Legal

PERIMETER:

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 1,158.07 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 59°51'17" East, a distance of 368.45 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 74°06'13", an arc distance of 395.44 feet to the end of said curve;

THENCE North 83°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°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°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°08'15" West, along said centerline of Victory Avenue, a distance of 524.25 feet to a point for corner;

THENCE North 56°28'19" West, departing said centerline of said Victory Avenue 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,

at a distance of 50.72 feet passing the most easterly corner of said Lot 2, Block A/397, and continuing along said southwest line, in all a total distance of 192.30 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 176.15 feet to a point for a corner;

THENCE North $15^{\circ}19'24''$ West, along said northeast line, a distance of 963.88 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 $74^{\circ}51'45''$ West, continuing along said northeast line and along said southeast line, a distance of 28.22 feet to a point for corner;

THENCE North $15^{\circ}08'15''$ West, continuing along said northeast line, a distance 1,272.04 feet to the northwest corner of Block A/1003 in said Addition;

THENCE North $74^{\circ}40'06''$ East, continuing along said northeast line, a distance of 24.36 feet a point for corner;

THENCE North $15^{\circ}19'24''$ West, continuing along said northeast line, a distance of 144.06 feet to a point for corner;

THENCE North $45^{\circ}00'00''$ East, departing said northeast line, a distance of 163.69 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 $45^{\circ}00'06''$ 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 $35^{\circ}31'55''$ East, along the west line of said addition, a distance of 101.46 feet to a point for corner;

THENCE South $44^{\circ}51'03''$ West, along said west line, a distance of 5.00 feet to a point for corner;

THENCE South $35^{\circ}31'55''$ 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 $35^{\circ}58'42''$ 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 $87^{\circ}49'46''$ 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 $46^{\circ}18'05''$ West, along said northwest line, a distance of 20.66 feet to a point for corner;

THENCE South $42^{\circ}55'30''$ East, a distance of 22.00 feet to a point for corner;

THENCE North $46^{\circ}18'05''$ East, a distance of 278.05 feet to an angle point;

THENCE North $45^{\circ}32'47''$ East, a distance 65.06 feet to an angle point;

THENCE North $43^{\circ}52'37''$ East, a distance of 259.30 feet to a point for corner;

THENCE South $44^{\circ}48'41''$ East, a distance of 50.00 feet to a point for corner;

THENCE North $43^{\circ}52'37''$ 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 $44^{\circ}31'30''$ 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;

THENCE North 41°51'37" East, departing said northeast line, a distance of 85.00 feet to a point for corner;

THENCE South 44°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°51'37" West, along said northwest line, a distance of 85.00 feet to a point for corner;

THENCE South 74°21'51" West, departing said northwest line, a distance of 33.21 feet to a point for a corner;

THENCE South 45°11'19" West, a distance of 10.00 feet to a point for corner;

THENCE South 01°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°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°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°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°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°46'12" East, departing said northwest line, a distance of 35.52 feet to a point for corner;

THENCE South 43°23'01" West, a distance of 10.92 feet to a point for corner;

THENCE South 44°03'53" East, a distance of 6.82 feet to a point for corner;

THENCE South 43°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 $43^{\circ}02'23''$ 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 $38^{\circ}40'31''$ West, a distance of 0.47 feet;

THENCE in a southwesterly direction, departing said centerline, curving to the right through a central angle of $00^{\circ}20'17''$, an arc distance of 0.47 feet to the end of said curve;

THENCE South $38^{\circ}30'50''$ 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 $43^{\circ}02'23''$ East, along the southeastward prolongation of said southwest line, crossing said Wichita Street, a distance of 143.52 feet to 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 $61^{\circ}55'06''$ 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 $37^{\circ}45'27''$, 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 $83^{\circ}18'22''$ West, a distance of 40.90 feet;

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

THENCE South $47^{\circ}09'08''$ West, a distance of 90.87 feet to a point for corner;

THENCE South $47^{\circ}01'46''$ West, a distance of 82.84 feet to a point for corner;

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 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 759.11 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°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°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°30'02", an arc distance of 108.39 feet to the end of said curve;

THENCE South 26°45'11" East, continuing along said easterly line, a distance of 15.29 feet to a point for corner;

THENCE South 55°38'45" East, continuing along said easterly line, a distance 1.36 feet to a point for corner;

THENCE South 02°16'46" West, continuing along said easterly line, a distance of 50.76 feet to a point for corner;

THENCE South 05°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°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°38'50", an arc distance of 3.09 feet to the end of said curve;

THENCE South 46°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°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°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°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°59'16", an arc distance of 68.17 feet to the end of said curve;

THENCE South 22°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°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°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°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 $85^{\circ}39'36''$ West, a distance of 61.34 feet to a point for corner;

THENCE South $74^{\circ}40'36''$ 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 $89^{\circ}30'06''$ West, along said south line, a distance of 40.25 feet to a point for corner;

THENCE North $15^{\circ}19'24''$ 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 $74^{\circ}40'36''$ West, along said northwest line, a distance of 53.00 feet to a point for corner;

THENCE North $15^{\circ}19'24''$ West, departing said northwest line, a distance 75.20 feet to a point for corner;

THENCE South $74^{\circ}40'36''$ West, a distance of 47.00 feet to a point for corner;

THENCE North $15^{\circ}19'24''$ West, a distance of 15.15 feet to a point for corner;

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GIS_Approved

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 3,577,591 square feet or 82.13 acres of land, more or less.

EXHIBIT B
Victory SPSD Subdistrict Legals

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. Subdistrict D has one subarea, D-1.

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°40'31" East, along said centerline, a distance of 100.00 feet to a point for corner;

THENCE North 15°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°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°06'09" for an arc distance of 197.99 feet to the end of said curve;

THENCE North 83°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°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°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°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°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°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°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°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°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°55'28", an arc distance of 304.80 feet to the end of said curve;

THENCE South 05°33'21" East, continuing along said westerly line, a distance of 703.76 feet to a point for corner;

THENCE South 42°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;

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.

SUBAREA 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.

SUBAREA 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.

SUBAREA 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.

SUBDISTRICT D 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 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 $72^{\circ}18'28''$, an arc distance of 43.74 feet to the end of said curve for a corner;

THENCE South $47^{\circ}09'08''$ West, a distance of 90.87 feet to a point for corner;

THENCE South $47^{\circ}01'46''$ West, a distance of 82.84 feet to a point for corner;

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°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°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°06'05", an arc distance of 169.42 feet to the end of said curve;

THENCE South 37°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 $43^{\circ}52'37''$ 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 $44^{\circ}31'30''$ East, along said southwest line, a distance of 50.01 feet to a point for corner;

THENCE South $43^{\circ}52'37''$ 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 $44^{\circ}20'01''$ East, along said northeast line, a distance of 119.99 feet to a point for corner;

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°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°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°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.

SUBAREA D-1 of Subdistrict D 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." 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;

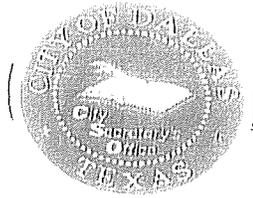
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GIS_Approved

THENCE North $70^{\circ} 1' 22''$ West, a distance of 17.31 feet to a point for corner;

THENCE South $74^{\circ} 9' 59''$ 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.



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 MAR 23 2016

ORDINANCE NUMBER 30043

DATE PUBLISHED MAR 26 2016

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Sims".