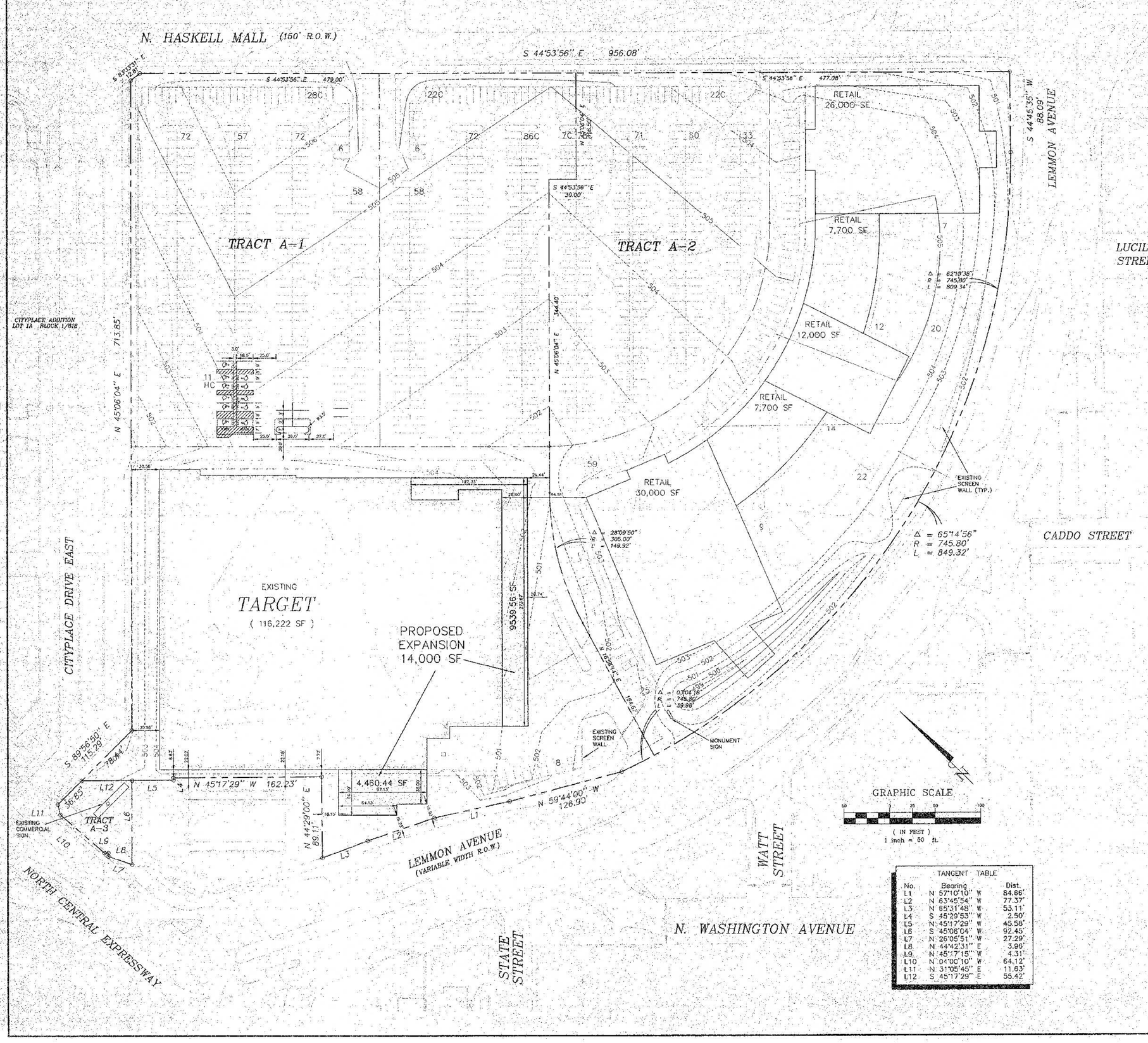
EXHIBIT 305D



SITE DATA

CITYPLACE MARKET TARGET STORE
2417 NORTH HASKELL MALL, DALLAS, TX 75204
PD 305-EAST MIXED USE SUBZONE G

SITE AREA:

TRACT A-1	387,435.56 SF	(8.89 AC)
TRACT A-2	290,145.98 SF	(6.66 AC)
TRACT A-3	5,197.66 SF	(0.12 AC)
TOTAL TRACT AREA	682,779.20 SF	(15.67 AC)

FLOOR AREA:	EXISTING	PROPOSED
TRACT A-1	116,222 SF	130,222 SF
TRACT A-2	83,400 SF	83,400 SF
TOTAL FLOOR AREA	199,622 SF	213,622 SF

FLOOR AREA RATIO: (MAX 1:2)	EXISTING	PROPOSED
TRACT A-1	.300	.336
TRACT A-2	.287	.287
TRACT A-3	0	0
TOTAL FLOOR AREA RATIO	.292	.313

LOT COVERAGE: (MAX=80%)	EXISTING	PROPOSED
TRACT A-1	30.0%	33.6%
TRACT A-2	28.7%	28.7%
TRACT A-3	0%	0%
TOTAL LOT COVERAGE	26.2%	31.3%

LANDSCAPE AREA:	EXISTING	PROPOSED
TRACT A-1	42,328.28 SF	37,842.86 SF
TRACT A-2	36,705.72 SF	36,705.72 SF
TRACT A-3	5,197.66 SF	5,197.66 SF
TOTAL LANDSCAPE AREA	84,428.66 SF (12.4%)	79,546.24 SF (11.6%)

PARKING COUNT	EXISTING	PROPOSED
TRACT A-1 (REQ'D)	581 SPACES	661 SPACES
TRACT A-1 (PROV'D)	586 SPACES	668 SPACES
TRACT A-2 (REQ'D)	417 SPACES	417 SPACES
TRACT A-2 (PROV'D)	432 SPACES	432 SPACES
TOTAL PARKING COUNT:		
REQUIRED	998 SPACES	1,068 SPACES
PROVIDED	1,020 SPACES	995 SPACES

PLANNED DEVELOPMENT DISTRICT NO. 305
EXHIBIT 305D
APPROVED BY CITY COUNCIL
FEB 13 2002
City Secretary
020690
24845

PD 305 CUMULATIVE TABLE
FOR DETAILED DEVELOPMENT PLANS *

	NON-RESIDENTIAL		RESIDENTIAL	
	TOTAL SQUARE FOOTAGE	RETAIL & PERSONAL SERVICE SQ/FT	SQUARE FOOTAGE	# UNITS
SITE	130,222	130,222		
SUB-DISTRICT G	210,797	210,797		
SUB-ZONE	297,367	307,367		
ZONE	297,367	307,367	380,215	408
	1,585,590	413,162	2,074,988	1,849

* ACCORDING TO THE CITY OF DALLAS PLANNING DEPARTMENT AS OF 02/08/2002

LEGAL DESCRIPTION
15.674 ACRES

BEING a tract of land out situated in the John Grigsby Survey, Abstract No. 495, and being all of Lot 3 and Lot 4 Block A/618 of CityMarketPlace, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93011, Page 1882 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for the south end of the corner clip recorded in Volume 92044, Page 4514, of the Deed Records of Dallas County, Texas;

THENCE with the said corner clip, South 83°33'31" East, a distance of 12.81 feet to a point in the southwesterly right-of-way line of North Haskell Avenue (150' right-of-way);

THENCE with southwesterly right-of-way line of said North Haskell Avenue, South 44°53'56" East, a distance of 956.08 feet to a point for the intersection of the southwesterly right-of-way line of said North Haskell Avenue, with the northwesterly right-of-way line of Lemon Avenue (variable width right-of-way);

THENCE with the northerly right-of-way line of said Lemmon Avenue the following courses and distances to wit:
South 44°46'35" West, a distance of 88.09 feet to a point for the beginning of a tangent curve to the right, having a central angle of 65°14'56", a radius of 745.80 feet and a chord bearing and distance of South 77°23'03" West, 804.17 feet;
Southwesterly with said curve to the right, an arc distance of 849.32 feet to a point for corner;
North 55°44'30" West, a distance of 126.90 feet to a point for corner;
North 37°01'10" West, a distance of 84.86 feet to a point for corner;
North 83°45'54" West, a distance of 77.37 feet to a point for corner;
North 85°31'48" West, a distance of 53.11 feet to a point for the most southerly corner of Lot 1A, Block 1/620 of Cityplace II Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 87212, Page 3142 of the Deed Records of Dallas County, Texas;

THENCE with the common line of Lot 3, Block A/618 and Lot 1A, Block 1/620, the following courses and distances to wit:
North 44°29'00" East, a distance of 89.11 feet to a point for corner;
North 45°17'29" West, a distance of 162.23 feet to a point for corner;
South 45°29'53" West, a distance of 2.50 feet to a point corner;
North 45°17'29" West, a distance of 45.58 feet to a point for corner;
South 45°06'04" West, a distance of 92.45 feet to a point in the east right-of-way line of North Central Expressway (U.S. Highway 75 - variable width right-of-way);

THENCE with the east right-of-way line of said North Central Expressway, the following courses and distances to wit:
North 29°40'57" West, a distance of 27.23 feet to a point for corner;
North 44°42'31" East, a distance of 3.96 feet to a point for corner;
North 45°17'15" West, a distance of 4.31 feet to a point for corner;
North 04°00'10" West, a distance of 64.12 feet to a point for corner;
North 31°05'45" East, a distance of 11.83 feet to a point for the southerly most west corner of Lot 1A, Block 1/618 of Cityplace Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in the Deed Records of Dallas County, Texas;

THENCE with the common line of said Lot 1A, Block 1/618 and Lot 3, Block A/618, the following courses and distances to wit:
South 89°56'50" East, a distance of 115.29 feet to a point for corner;
North 45°06'04" East, a distance of 713.85 feet to the POINT OF BEGINNING and containing 15.674 acres of land.

TANGENT TABLE		
No.	Bearing	Dist.
L1	N 57°10'10" W	84.66'
L2	N 63°45'54" W	77.37'
L3	N 85°31'48" W	53.11'
L4	S 45°29'53" W	2.50'
L5	N 45°17'29" W	45.58'
L6	S 45°06'04" W	92.45'
L7	N 29°06'51" W	27.29'
L8	N 44°42'31" E	3.96'
L9	N 45°17'15" W	4.31'
L10	N 04°00'10" W	64.12'
L11	N 31°05'45" E	11.83'
L12	S 45°17'29" E	55.42'

OWNER/APPLICANT (TRACT A-1):

TARGET CORPORATION
1000 NICOLLET MALL, TPN 12-H
MINNEAPOLIS, MN 55403
CONTACT: STEPHEN H. EGGERT
(612) 761-5847

PREPARED BY:

KIMLEY-HORN AND ASSOCIATES, INC.
12700 PARK CENTRAL DRIVE, SUITE 1800
DALLAS, TX 75251
CONTACT: NICHOLAS E. SULKOWSKI
(972) 770-1300

No.	Date	Revisions	Apr.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel No. (972) 770-1300
Fax No. (972) 239-3820

Approved City Plan Commission 12-6-2001

TARGET STORE
PROPOSED EXPANSION - T875
N. HASKELL MALL • LEMMON AVENUE
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

PD 305-EAST MIXED USE SUBZONE G

DETAILED DEVELOPMENT PLAN

Scale:	1" = 50'
Designed by:	MES
Drawn by:	MSM
Checked by:	NSC
Date:	OCTOBER 22, 2001
Project No.:	063884006

SHEET 1 OF 1

2012-141 (Case)