

13.23 ACRE TRACT
BLOCK 7135
DALLAS HOUSING AUTHORITY
BICKERS STREET TRACT

LOT 1A, BLOCK 3/7135
DALLAS HOUSING AUTHORITY
LAKEWEST
152 TOWNHOMES
VOL. 2001029, PG. 02004

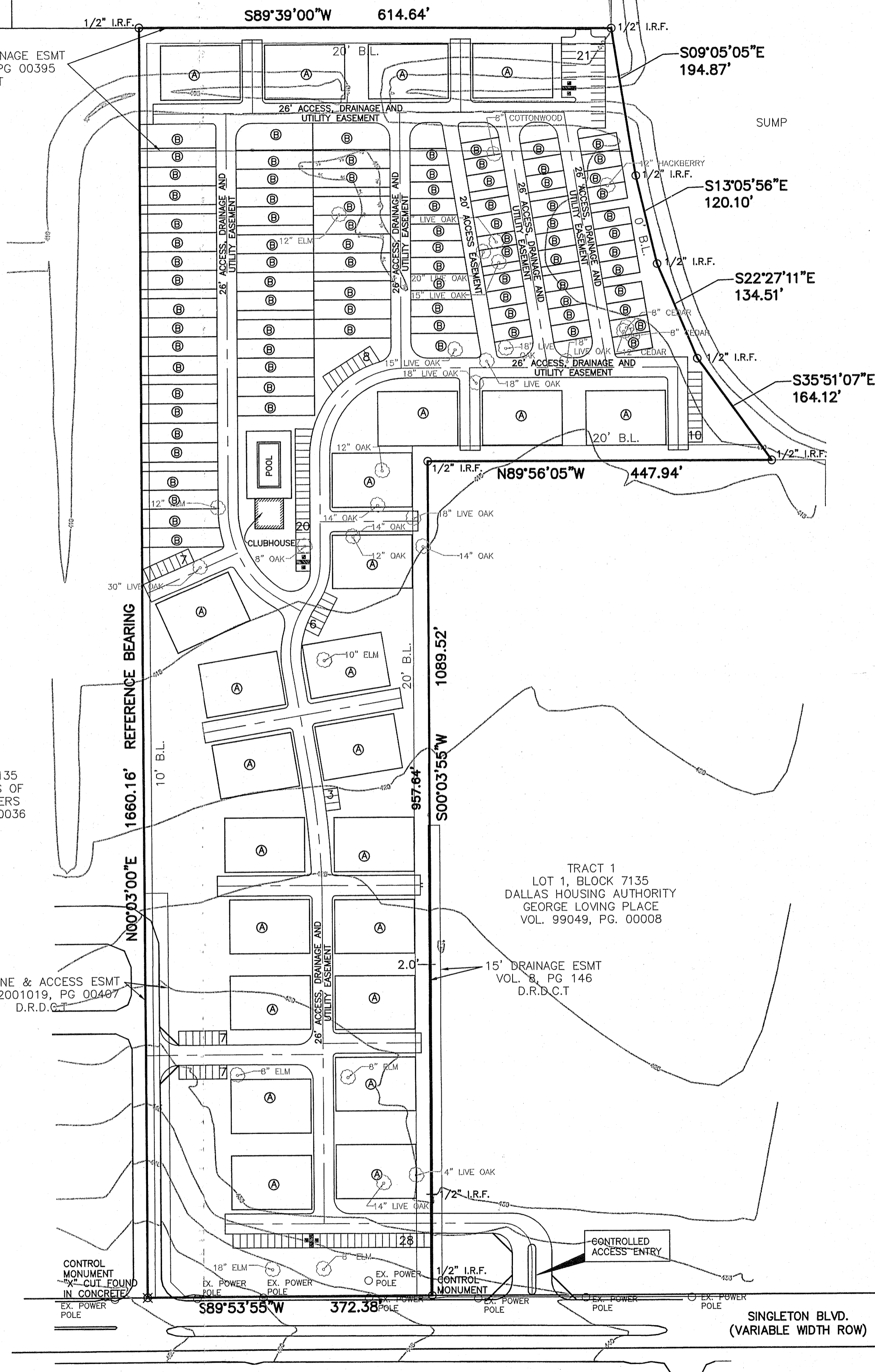
160' PRIVATE DRAINAGE ESMT
VOL. 2001019, PG 00395
D.R.D.C.T

LOT 1, BLOCK FF/7135
GOODWILL INDUSTRIES OF
DALLAS HEADQUARTERS
VOL. 2001177, PG. 00036

FIRELANE & ACCESS ESMT
VOL. 2001019, PG 00497
D.R.D.C.T

TRACT 1
LOT 1, BLOCK 7135
DALLAS HOUSING AUTHORITY
GEORGE LOVING PLACE
VOL. 99049, PG. 00008

15' DRAINAGE ESMT
VOL. 8, PG 146
D.R.D.C.T



METES AND BOUNDS DESCRIPTION

Being a 18.25-acre tract of land situated in the Enoch Horton Survey, Abstract No. 604, L.G. Coombs Survey No. 289 and Dallas City Block No. 7135, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap marked RPLS 3688 found in the north line of Singleton Boulevard (a variable width right-of-way),

THENCE, South 89°53'55" West, along north line of said Singleton Boulevard, a distance of 372.38 feet to an "X" cut in concrete found for a corner, said corner being the southeast corner of Lot 1, Block FF/7135 of the Goodwill Industries of Dallas Headquarters, an addition to the City of Dallas (herein referred to as Goodwill Industries), as recorded in Volume 20001177, Page 00036 Deed Records of Dallas County Texas (D.T.D.C.T.),

THENCE, North 00°03'00" East, along the east line of said Goodwill Industries, a distance of 1660.16 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner being the northeast corner of said Goodwill Industries said corner also being in the south line of Lot 1A, Block 3/7135, Dallas Housing Authority Lakewest Tract 1, as recorded in Volume 2001029, Page 02004 D.R.D.C.T.,

THENCE, South 89°39'00" East, departing the east line of said Goodwill Industries, and along the south line of said Lot 1A, a distance of 614.64 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner, said corner being the southeast corner of Lot 1A,

THENCE, South 09°05'05" East, a distance of 194.87 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner,

THENCE, South 13°05'56" East, a distance of 120.10 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner,

THENCE, South 22°27'11" East, a distance of 134.51 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner,

THENCE, South 35°51'07" East, a distance of 164.12 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner, said corner being in the north line of Tract 1, Lot 1, Block 7135 of the Dallas Housing Authority George Loving Place (herein referred to as George Loving Place), as recorded in Volume 99049, Page 00008 D.R.D.C.T.,

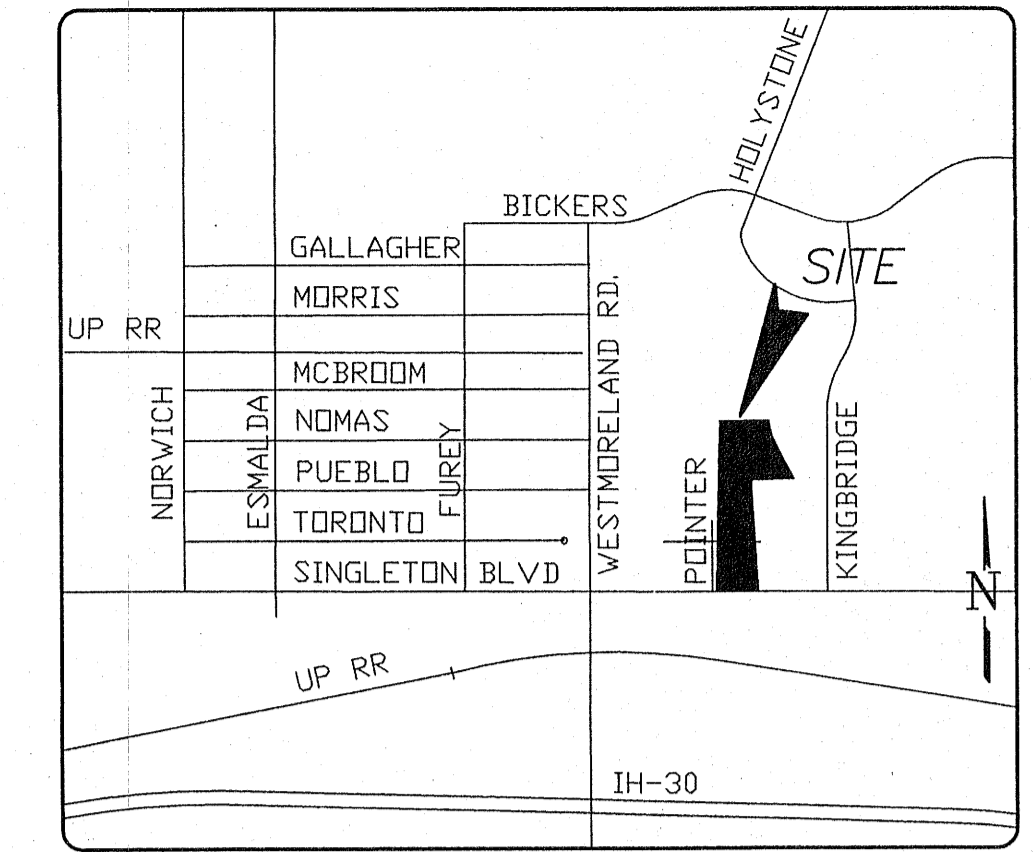
THENCE, North 89°56'05" West, along the north line of said George Loving Place, a distance of 447.94 feet to a 1/2-inch iron rod with cap marked RPLS 3688 found for a corner, said corner being the northwest corner of said George Loving Place,

THENCE, South 00°03'55" West, along the west line of said George Loving Place, at a distance of 957.64 feet passing a 1/2-inch iron rod with cap marked RPLS 3688 found for the southwest corner of said George Loving Place, in all a distance of 1089.52 feet to the POINT OF BEGINNING and containing 764.816 square feet of 18.25 acres of land more or less.

2-Story 6-Plex-Type Building (A) (144 Units), Area = 160,000 Sq. Ft.
2 or 3 Story TH-Type Building (B) (89 Units), Area = 108,000 Sq. Ft.
Clubhouse, Area = 1,500 Sq. Ft.
Total Proposed Impervious Area (including drives) = 435,150 Sq. Ft.

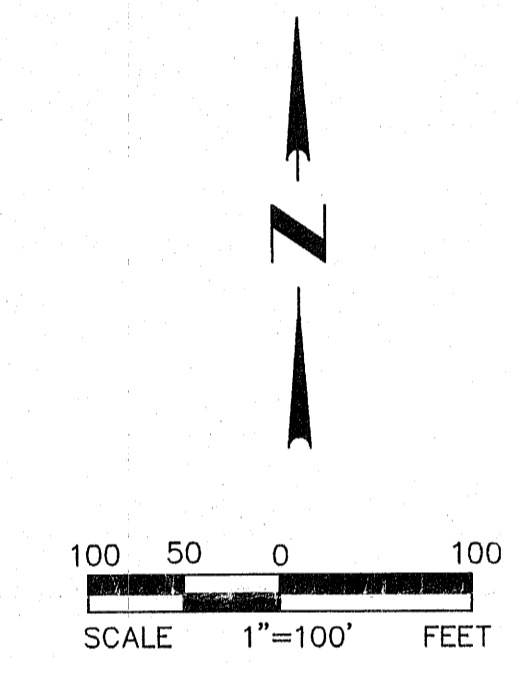
REQUIRED PARKING
2.5 SPACES PER DWELLING UNIT
233 UNITS TOTAL
583 SPACES REQUIRED

PROVIDED PARKING
ACCESSIBLE 8 SPACES
SURFACE 111 SPACES
GARAGE 466 SPACES
583 SPACES PROVIDED



LOCATION MAP
MAPSCO PAGE 43-Q
N.T.S.

APPROVED BY
CITY COUNCIL
26402
061725



LEGEND

- Property Line
- - - Easement Line
- ⊗ "X" Cut Found in Concrete
- CM = Controlling Monument
- I.R.F. = Iron Rod Found
- B.L. = Building Line (setback)
- (A) Building Type

NOTE:

1. ALL INTERNAL DRIVES TO SUBDIVISION ARE PRIVATE.

Specific Use Permit
No. 1636

EXHIBIT A
SITE PLAN

OUT OF THE
Enoch Horton Survey, Abst. No. 604
and L.G. Coombs Survey, Abst. No. 289
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ZONING CASE NO. Z056-223

DEVELOPER: KB HOME LONE STAR, L.P.
2711 LBJ FREEWAY, SUITE 600
DALLAS, TX 75234
TEL (972) 232-6094

SURVEYOR: VOTEX SURVEYING COMPANY
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-7042
TEL (214) 964-0858

ENGINEER: MACATEE ENGINEERING
6440 N. CENTRAL EXPWY., #414
DALLAS, TEXAS 75206
TEL (214) 373-1180

BASIS OF BEARING:
REFERENCE BEARING OF N00°03'00"E, BEING THE EAST LINE OF A
TRACT OF LAND CONVEYED TO GOODWILL INDUSTRIES OF DALLAS AS
RECORDED IN VOLUME 2001177, PAGE 00036 (D.R.D.C.T.)