



LEGAL DESCRIPTION

#4949 MF Tract  
Being a part of a 104.46 acre tract of land situated in the Louis Horst Survey, Abstract No 556, City of Dallas County, Texas and being in City block 6896, said tract being a portion of a tract of land conveyed to 261 CW Springs, Ltd. by deed recorded in Volume 20060029, Page 4768, Deed Records of Dallas County, Texas and being more particularly described as follows;

BEGINNING at the northwest corner of a 10.10 acre tract of land deeded to the City of Dallas according to the deed recoded in Volume 2004227, Page 6002(L.R.D.C.T.) and the south line of Crouch Road(a variable width right of way);

THENCE, S 31°07'37" E, a distance of 800.00 feet to a point for corner;

THENCE, S 63°52'35" W, a distance of 503.94 feet to a point for corner;

THENCE, along a non-tangent curve to the left having a central angle of 05°00'12" a radius of 530.00 feet and an arc distance of 46.28 feet, with a chord bearing of N 28°37'31" W-46.27 feet to a point for corner;

THENCE, N 31°07'37" W, a distance of 710.41 feet to a point for corner;

THENCE, N 58°56'23" E, a distance of 500.00 feet to the PLACE OF BEGINNING and containing 389,233 square feet, or 8.9356 acres of land.

LAND USE DATA

RESIDENTIAL USES

SUB-DISTRICT-1 ~ 55.69 Acres

*Residential uses within the sub-district shall consist of single family development and shall meet the following requirements*

Single Family

*the single family residential is subject to conditions applicable to the r-5(a) zoning classification as set out in the dallas development code, as amended, except as provided in the PD requirements*

Mixed Use

Sub-District~ 39.82 Acres

*uses within this sub-district are subject to conditions applicable to the MU-1 zoning classification as set out in the dallas development code, as amended, except as provided in the PD requirements*

SINGLE FAMILY & RETIREMENT HOUSING

Sub-District-3 ~ 8.93 Acres

*uses within this sub-district are subject to conditions applicable to the TH-3(A) zoning classification as set out in the dallas development code, as amended, except as provided in the PD requirements*

TOTAL PD ~ 104.4 Acres

Z145-243

CONCEPTUAL PLAN

JUNE 16, 2015