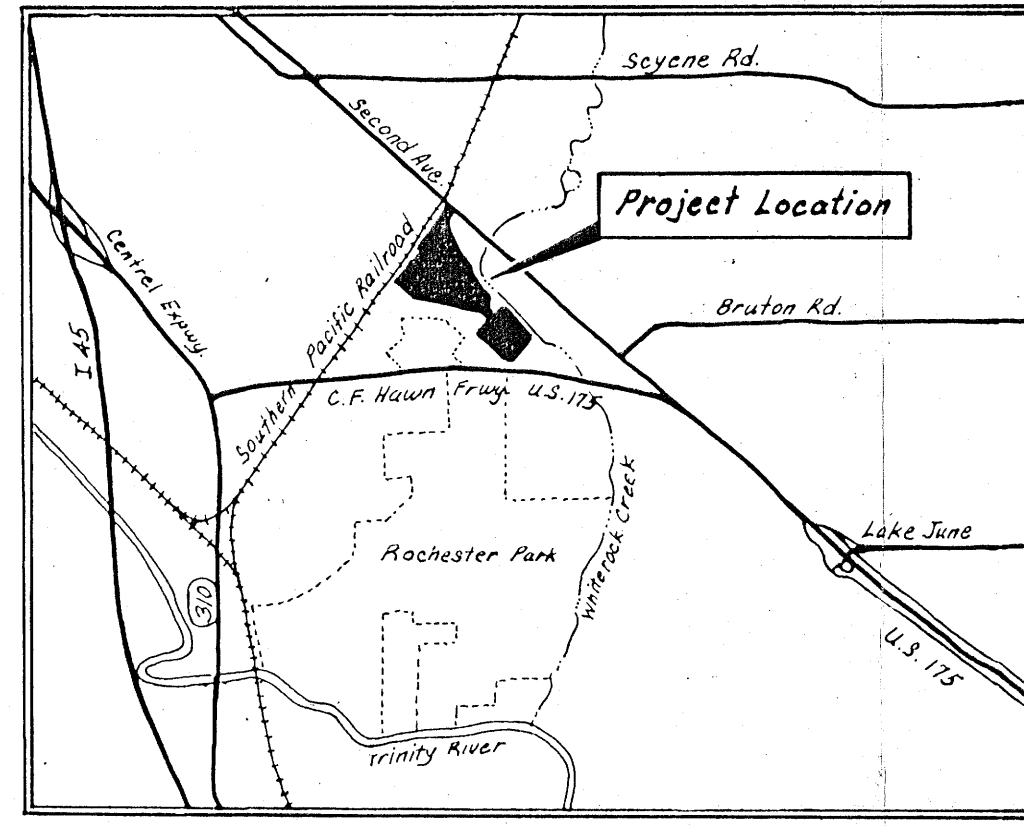


PLANNED DEVELOPMENT CONDITIONS



LOCATION MAP
NO SCALE

LINE	BEARING	DISTANCE
1	S 44°06'50"E	50.02
2	S 44°08'42"W	140.75
3	S 27°03'00"W	59.45
4	S 03°10'00"E	111.00
5	S 24°37'00"E	203.00
6	S 03°10'00"E	33.00
7	S 38°10'00"E	66.00
8	S 11°09'00"E	135.00
9	S 11°32'00"E	69.00
10	S 28°55'00"E	198.00
11	S 25°22'00"E	165.00
12	S 44°47'00"W	181.00
13	S 06°20'00"E	145.00
14	S 50°45'43"E	83.26
15	N 46°15'00"E	278.00
16	N 37°10'00"E	54.00
17	S 61°13'00"E	53.00
18	S 17°45'00"E	79.00
19	S 28°00'00"W	88.00
20	N 43°06'00"E	264.20
21	N 46°49'00"E	246.70
22	N 43°14'00"W	54.60
23	N 52°45'00"W	80.30
24	N 56°19'32"W	65.09
25	S 64°20'12"E	150.11

USE
Tract 1A - Parking and Driveways, and IR uses
Tract 1B - Outside Salvage or Reclamation use and parking, and IR uses
Tract 2 - Same as Tract 1B

HEIGHT
200' for structures
16' for Salvage or Reclamation uses

Floor Area Ratio
2.0 to 1

Parking
For IR uses as required by Code
For Outside Salvage or Reclamation use, 10 spaces

Coverage
80%

Setback
Front - 15' (Second Avenue)
Side - 0
Rear - 0

LEGAL DESCRIPTION

BEING a tract of land out of the THOMAS LAGOW SURVEY, ABSTRACT 759, located in City Block 7955, in the City of Dallas, Dallas County, Texas and being part of a called 94.3 Acre tract of land described in deed from Jaunita Lesley to Wayne Yarbrough recorded November 6, 1990 in Volume 30217, Page 0547 of the Deed Records of Dallas County, Texas, said tract also being part of the old City of Dallas Land Fill site and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwesterly right-of-way line of Second Avenue (a 240' ROW), said point being South 44°06'50" East a distance of 198.08 feet from the Southeastery Right-of-Way line of the Southern Pacific Railroad;

THENCE South 44°06'50" East, with said Southwesterly right-of-way line of Second Avenue a distance of 50.02 feet to a point for a corner;

THENCE South 44°08'42" West, departing said Southwesterly right-of-way line of Second Avenue a distance of 140.75 feet to an angle point;

THENCE South 27°03'00" West, a distance of 59.45 feet to an angle point;

THENCE South 40°22'00" East, a distance of 51.10 feet to an angle point;

THENCE South 03°10'00" East, a distance of 111.00 feet to an angle point;

THENCE South 24°37'00" East, a distance of 203.00 feet to an angle point in the "High Bank" fill line of said old City Land Fill Site;

THENCE with said "High Bank" fill line of old City Land Fill Site the following calls:

- South 03°10'00" East, 33.00 feet,
- South 38°10'00" East, 66.00 feet,
- South 11°09'00" East, 135.00 feet,
- South 36°13'00" East, 454.00 feet,
- South 11°32'00" East, 69.00 feet,
- South 50°45'43" East, 83.26 feet,
- South 28°55'00" East, 198.00 feet,
- South 18°59'00" East, 376.00 feet,
- South 25°22'00" East, 165.00 feet,
- South 35°42'00" East, 503.00 feet,
- South 44°47'00" West, 181.00 feet,
- South 06°20'00" East, 145.00 feet,
- South 50°46'43" East, 83.26 feet,
- North 46°15'00" East, 278.00 feet,
- North 37°10'00" East, 54.00 feet,
- South 61°13'00" East, 53.00 feet,
- South 45°57'00" East, 994.00 feet,
- South 17°45'00" East, 79.00 feet,
- South 28°00'00" West, 88.00 feet,
- South 45°06'00" West, 392.22 feet to a point for a corner,

said point being 500 feet from the center line of C. F. Hawn Freeway (U.S. 175);

THENCE North 80°59'29" West, departing from said "High Bank" line, parallel with and 500 feet North of said Highway centerline, a distance of 762.95 feet to a point for a corner in the "High Bank" line;

THENCE continuing with said "High Bank" line the following calls:

- North 45°09'00" West, 504.99 feet,
- North 31°41'00" West, 14.00 feet,
- North 02°28'00" West, 20.00 feet,
- North 43°06'00" East, 264.20 feet,
- North 46°49'00" East, 246.70 feet,
- North 10°04'00" East, 23.10 feet,
- North 43°14'00" West, 54.60 feet,

THENCE North 52°45'00" West, departing from said "High Bank" line, a distance of 80.30 feet to an angle point, said point being the Southeast corner of a 100 foot Drainage Right-of-Way conveyed to the City of Dallas by deeds recorded in Volume 1864, Page 465, and Volume 1865, Page 507 of the Deed Records of Dallas County, Texas;

THENCE in a Northwesterly direction, with the Northeastery line of said Channel Right-of-Way the following calls:

- North 75°27'32" West, 1727.10 feet,
- North 56°19'32" West, 65.09 feet,
- North 44°31'32" West, 651.25 feet to a point for a corner in the aforementioned Southeastery right-of-way of Southern Pacific Railroad (120 feet off center line at this point);

THENCE in a Northeastery direction with said Southeastery line of Railroad the following calls:

- North 35°58'08" East, 688.42 feet,
- South 44°31'32" East, 50.70 feet, (170' off centerline)
- North 35°58'08" East, 320.00 feet,
- North 44°31'32" West, 30.42 feet, (140' off centerline)
- North 35°58'08" East, 764.67 feet,

THENCE South 64°20'12" East, departing from said Railroad Right-of-Way, a distance of 150.11 feet to a point for a corner;

THENCE North 44°08'42" East, a distance of 333.51 feet to the POINT OF BEGINNING and CONTAINING 3,886,021 Square Feet or 89.2108 Acres of land, more or less.

Approved
City Plan Commission

5-14-92

923054
21386

PLANNED DEVELOPMENT DISTRICT NO. 369
2912-189/9049-5

APPROVED BY
CITY COUNCIL

CONCEPTUAL

AUG 26 1992

Robert J. Johnson
City Secretary

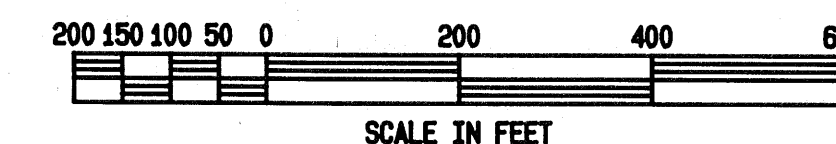
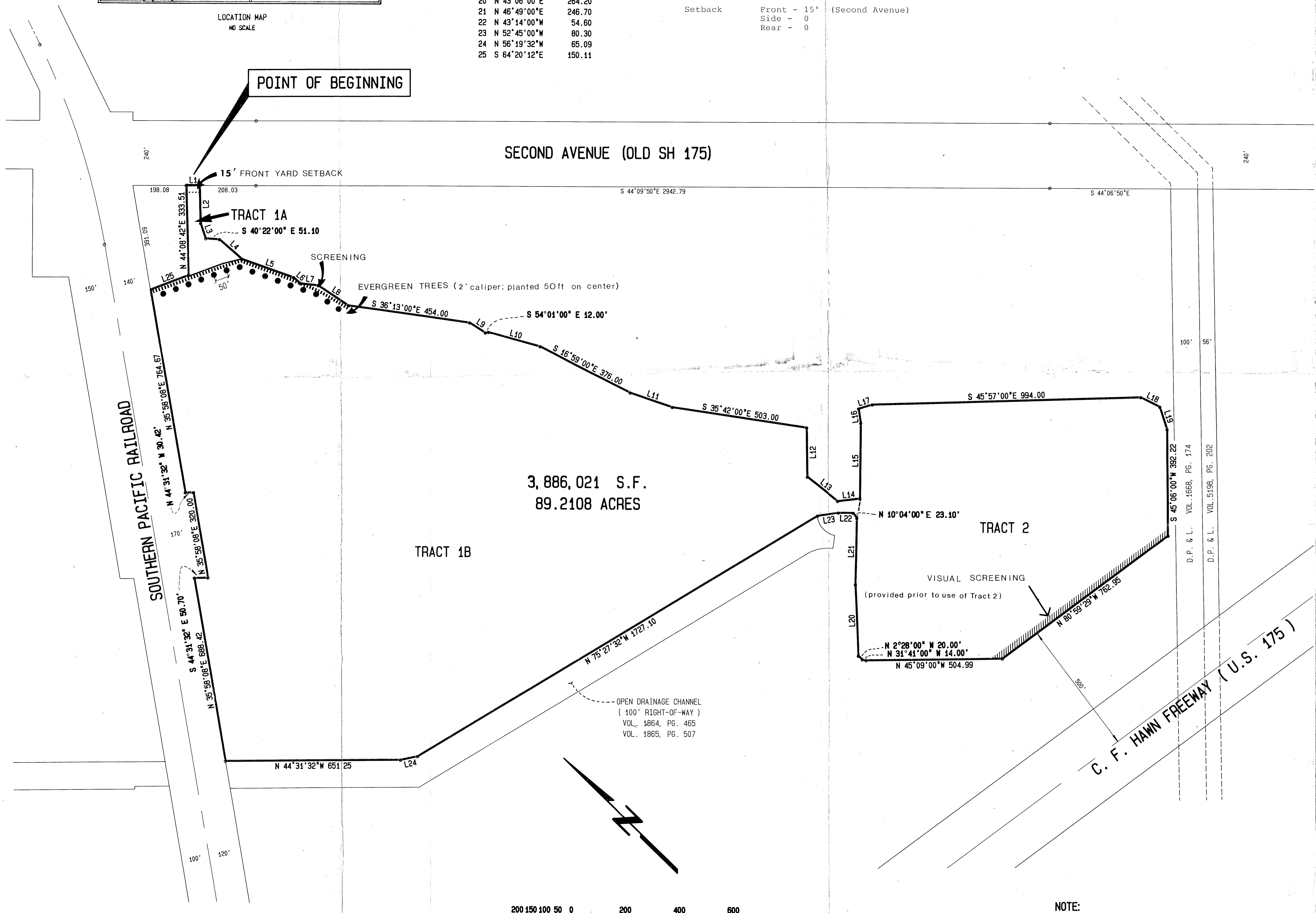
ZONING EXHIBIT

**89.2108 ACRE TRACT
CITY BLOCK 7955**

**THOMAS LAGOW SURVEY - ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PREPARED: APRIL 10, 1992
REVISED: JULY 29, 1992

M L MITCHELL & ASSOCIATES
CONSULTING CIVIL ENGINEERS & SURVEYORS
2000 MARKET STREET, SUITE 104
DALLAS, TEXAS 75201



NOTE:
LEGAL DESCRIPTION PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY BY M. L. MITCHELL AND ASSOCIATES IN JULY 1992.