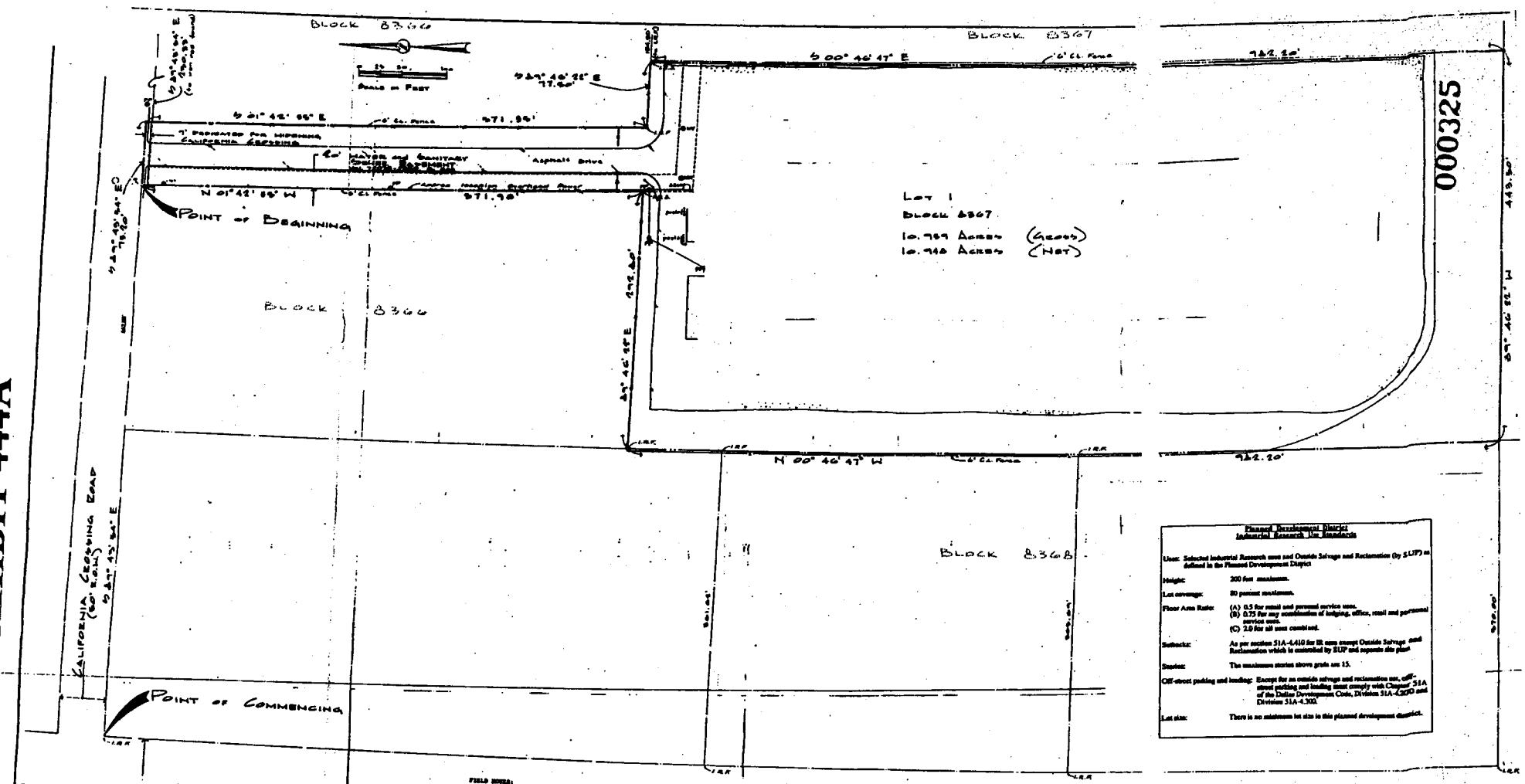
EXHIBIT 444A

26042

000325



Planned Development District
Industrial Research Use Standards

Uses:	Selected Industrial Research uses and Outside Salvage and Reclamation (by SUP) as defined in the Planned Development District
Height:	200 feet maximum.
Lot coverage:	80 percent maximum.
Floor Area Ratio:	(A) 0.5 for retail and personal service uses. (B) 0.75 for any combination of lodging, office, retail and personal service uses. (C) 2.0 for all uses combined.
Setbacks:	As per section 51A-4.410 for IR uses except Outside Salvage and Reclamation which is controlled by SUP and supports site plan
Stories:	The maximum stories above grade are 15.
Off-street parking and loading:	Except for an outside salvage and reclamation use, off-street parking and loading must comply with Chapter 51A of the Dallas Development Code, Division 51A-4.200 and Division 51A-4.300.
Lot size:	There is no minimum lot size in this planned development district.

FIELD NOTES:

BEING a tract of land situated in the JOHNSON McCARTY SURVEY, Abstract No. 926, also being Lot 1, Block 8367, of the WILDWOOD INDUSTRIAL PARK, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 79010-2580, Page 003, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the intersection of the East line of Wildwood Drive (a 120' R.O.W.) and the South line of California Crossing (a 50' R.O.W.);

THENCE, S 00°46'47" E, along the Southeasterly line of California Crossing, a distance of 662.20' feet to the POINT OF BEGINNING;

THENCE, continuing along said Southeasterly line of California Crossing, S 00°46'47" E a distance of 72.20 feet to a point for a corner;

THENCE, departing said Southeasterly line of California Crossing, S 01°42'05" W, a distance of 571.35 feet to a point for a corner;

THENCE, S 00°46'22" E, a distance of 77.20 feet to a point for a corner;

THENCE, S 00°46'47" E, a distance of 662.20 feet to a point for a corner;

THENCE, S 00°46'22" W, a distance of 662.20 feet to a point for a corner;

THENCE, S 00°46'47" W, a distance of 662.20 feet to a point for a corner;

THENCE, S 00°46'22" E, a distance of 202.20 feet to a point for a corner;

THENCE, S 01°42'05" W, a distance of 571.90 feet to the POINT OF BEGINNING and containing 477,303 Square Feet or 10.959 Acres of land, more or less.

CONCEPTUAL PLAN

962742
22853

APPROVED BY
CITY COUNCIL

AUG 28 1996

City Secretary

Approved
DRC Plan Commission

7-25-96

PLANNED DEVELOPMENT DISTRICT NO. 444

8956-142/ 1024-NV(D)

Revised 3/6/01

PLANNED DEVELOPMENT DISTRICT
CONCEPTUAL PLAN
FOR
SELECTED IR USES

1900 CALIFORNIA CROSSING
DALLAS, TEXAS

OWNER: J & J INVESTMENTS
11326 INDIAN TRAIL
DALLAS, TEXAS 75229
214/243-5252

PREPARED BY MICHAEL R. COKER
500 SOUTH ERVAY
SUITE 121 A
DALLAS, TEXAS 75201
214/761-9197

PREPARED: JULY 18, 1996

SCALE 1" EQUALS 50'