

**ORDINANCE NO. 7838
PLANNED DEVELOPMENT NO. 217C
CASE NO. Z080901/CP080901**

AMENDING THE ZONING MAP TO REZONE A 628.10 ACRES (THE ZONING AREA) OUT OF THE BENJAMIN REED SURVEY, ABSTRACT NO. 1225, THE DAVID BRADSHAW SURVEY, ABSTRACT NO. 121, AND THE JOHN R. BOUGH SURVEY, ABSTRACT NO. 137, THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT NO. 217 (PD-217) FOR MIXED USES AND AN ENTERTAINMENT DISTRICT, PLANNED DEVELOPMENT DISTRICT NO. 208 FOR LIGHT INDUSTRIAL (LI) AND MIXED USES, AND MULTI FAMILY-TWO (MF-2) USES, TO A PLANNED DEVELOPMENT NO. 217C (PD-217C) FOR COMMERCIAL (C) USES, GENERAL RETAIL (GR) USES, LIGHT INDUSTRIAL (LI) USES, ARCHITECTURALLY INTEGRATED RESIDENTIAL ABOVE RETAIL USES, FLOOD RECLAMATION AREAS AND AN ENTERTAINMENT DISTRICT; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 4779 AND PASSED ON NOVEMBER 20, 1990; HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment to the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Planned Development District No. 217 (PD-217) for Mixed Uses and an Entertainment District, Planned Development District No. 208 for Light Industrial (LI) and Mixed Uses, and Multi Family-Two (MF-2) uses, to a Planned Development No. 217C (PD-217C) for Commercial (C) Uses, General Retail (GR) Uses, Light Industrial (LI) Uses, Architecturally Integrated Residential Above Retail Uses, Flood Reclamation Areas and an Entertainment District;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 8, 2008 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the Zoning Area, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development District No. 217 (PD-217) for Mixed Uses and an Entertainment District, Planned Development District No. 208 for Light Industrial (LI) and Mixed Uses, and Multi Family-**

Two (MF-2) uses, to a Planned Development No. 217C (PD-217C) for Commercial (C) Uses, General Retail (GR) Uses, Light Industrial (LI) Uses, Architecturally Integrated Residential Above Retail Uses, Flood Reclamation Areas and an Entertainment District; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on September 16, 2008 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **Planned Development District No. 217 (PD-217) for Mixed Uses and an Entertainment District, Planned Development District No. 208 for Light Industrial (LI) and Mixed Uses, and Multi Family-Two (MF-2) uses**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1.

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of **Planned Development District No. 217 (PD-217) for Mixed Uses and an Entertainment District, Planned Development District**

No. 208 for Light Industrial (LI) and Mixed Uses, and Multi Family-Two (MF-2) uses, to a Planned Development No. 217C (PD-217C) for Commercial (C) Uses, General Retail (GR) Uses, Light Industrial (LI) Uses, Architecturally Integrated Residential Above Retail Uses, Flood Reclamation Areas and an Entertainment District as shown on the attached Exhibit “A” incorporated herein by reference.

SECTION 2. DEVELOPMENT STANDARDS

A. All development occurring within the boundaries of the Zoning Area shall conform to all development and land use standards contained in this Ordinance. Development and land use standards not contained in this Ordinance shall be governed by all pertinent development and land use standards specified in the Unified Development Code (UDC), and in the Beltline Corridor Overlay District (PD-217), Appendix “P” as amended in the UDC.

1. Planned Development Site Plan Required. A Planned Development Site Plan shall be reviewed and approved by the Planning Commission and City Council for all development within the Zoning Area prior to the issuance of any building permits.
2. Land Use Regulations. Except as otherwise provided in this Ordinance, the Commercial (C), General Retail (“GR”) and Light Industrial (LI) district regulations of the Unified Development Code (“UDC”) shall apply with the exception that the land uses listed in the table below shall be prohibited within the Zoning Area.

a. The following listed land uses shall be prohibited within the Zoning Area.

PROHIBITED USE	NAIC Code	PROHIBITED USE	NAIC Code
Sewage Station	221320	Asphaltic Materials Manuf.	324110
Auto Body Repair	811111	Haz. Chem. Mfg.	325998
Auto Driving School	611692	Haz. Indus. Use ⁽¹⁾	422690
Auto Muffler Shop	811112	Machine Shop	332710
Auto Wrecker Srv/Serv Stn.	447190	Meat Production & Manuf.	311615
Motorcycle Repair (gen)	811490	Sanitary Landfill	562212
Welding Shop	811310	Convenience Store W/ Gas	447110
Truck Stop with gas sales	447190	Firewood Wholesale	421990
Drive Thru/In Retail Sales ⁽²⁾	722200	Gravestone Sales	453998
Check Cashing/Pay-Day Loans ⁽³⁾	522390	Laundry (Self Serve/Coin Op)	812310
Car Title Loans ⁽³⁾	522390	Mini – Storage	463220

⁽¹⁾ - As determined by the Environmental Services Department of the City of Grand Prairie.
⁽²⁾ - As defined in Section 4.8.4.A. of the UDC as amended.
⁽³⁾ - As defined in Section 4.11. of the UDC as amended.

b. Where state, county and federal laws permits such uses, a gambling casino, providing organized, regulated and monitored games-of-chance, shall be permitted within the Zoning Area subject to the approval of a Planned Development Site Plan along with an operational plan for the facility. However, gambling uses cannot be permitted until necessary legal provisions and statues are established by the State of Texas that allow such uses to exist.

3. Concept Land Use Plan. The distribution of land uses within the Zoning Area shall generally conform to the enclosed concept plan as shown on the attached Exhibit “B” incorporated herein by reference.
 - a. Light Industrial (LI) uses shall be allowed on any parcel within the Zoning Area after June 20, 2013.
4. Beltline Corridor Overlay District. The development standards in the Beltline Corridor Overlay District (PD-217) shall apply within the Zoning Area, except as provided in this Ordinance.
 - a. Building articulation, site landscaping, and building color standards prescribed by the Beltline Corridor Overlay District (PD-217) shall be applied to the Zoning Area as follows:
 - 1) A Street Facing Façade shall mean a façade that contains the main entrance into an industrial building that faces the right-of-way line of Beltline Road and Wildlife Parkway and shall include any side wall facades measured twenty (20) feet back from the Street Facing Façade. A Street Facing Façade shall be the only facades subject to building style, color, and articulation requirements for **Light Industrial (LI)** uses. Loading dock façade shall not be subject to such requirements.
 - 2) Parking Lot tree canopy requirements shall be applied only to that portion of a **Light Industrial (LI)** uses located between the Street Facing Façade and the right-of-way line of Beltline Road and Wildlife Parkway.
 - 3) The location of outside storage areas, including industrial truck and trailer parking, shall be determined at the time of Planned Development Site Plan approval. The location of such outside storage areas shall be situated within the rear yard of the industrial building, or shall be located no closer than ninety feet (90’) from the right-of-way of Beltline Road and Wildlife Parkway unless waived by the Planning and Zoning Commission and City Council.
 - 4) Poured-in-place concrete and tilt-wall concrete shall be credited towards the masonry requirement for **Light Industrial (LI)** uses. Concrete products shall be texture-painted or patterned. Concrete products shall be texture-painted or patterned. Tilt-wall concrete structures shall include reveals with a minimum two inch width, punch-out or integrated form liner adornments to enhance the Street Facing Façade on at least ten percent (10%) of each exposed concrete finished wall after; (1) subtracting areas covered with glass and doors, and (2) and after subtracting the required 25% masonry finishes as specified in Section 5) below.

- 5) Twenty percent (20%) of the wall surface (excluding glass and doors) for Light Industrial (LI) uses constructed for the Street Facing Façade, regardless of setbacks, shall be finished with one or more of the following treatments:
 - i. Hard fired (kiln fired) face or building brick with a minimal nominal depth of depth of three (3) inches, stacked in place with an authentic mortar bond finish; or
 - ii. Stone, Austin stone, cultured stone, granite, sandstone, slate, limestone, marble, synthetic stone, or other hard and durable all weather stone. Ashlar, cut stone, thin set and dimensional stone construction techniques are acceptable.
 - 6) Forty percent (40%) of the wall surface (excluding glass and doors) for **Commercial (C) and General Retail (GR)** uses constructed for the street facing and storefront facades, regardless of setbacks, shall be finished with one or more of the treatments specified in paragraphs i. and ii. above. For the development of multi-story Commercial or Office uses, however, decorative metal may be substituted for above paragraphs i. and ii. on the second story or above.
 - 7) Poured-in-place concrete and tilt-wall concrete shall be credited towards the masonry requirements for **Commercial (C) and General Retail (GR)** uses. Concrete products shall be texture-painted or patterned. Tilt-wall concrete structures shall include reveals with a minimum two inch width, punch-outs or integrated form liner adornments to enhance the street facing and storefront facades on at least ten percent (10%) of each exposed concrete finished wall after: (1) subtracting areas covered with glass and doors, and (2) after subtracting the required 40% masonry finishes as specified in Section 6 above.
- b. Any parking screening berm may be located entirely in the available street right-of-way of Beltline Road and Wildlife Parkway contingent upon approval from the Transportation Services Department of the City of Grand Prairie. In no event shall the slope of a berm exceed 3:1.
 - c. A minimum of ten percent (10%) of the net development area of a platted Light Industrial (LI) lot shall be landscaped as prescribed by the Beltline Corridor Overlay district (PD-217). Landscaped drainage areas adjacent to a platted lot shall be credited towards the 10% landscape requirement for such platted lot. The lot owner shall be responsible for maintaining the landscaping in these adjacent areas.

- d. More than one (1) bay of parking shall be permitted between the Street Facing Façade and the right-of-way line of Beltline Road and Wildlife Parkway for Light Industrial (LI), Commercial (C), and General Retail (GR), and Multi Family (MF) uses.
 - e. Maximum building height for the Zoning Area shall not exceed fifty-feet (50') to the top of roof plate or deck.
 - 1) The City Council, after receiving a recommendation form the Planning and Zoning Commission may approve building heights in excess of fifty-feet (50') through the review and approval of the required Planned Development Site Plan.
5. Signage. Sign standards prescribed by the Unified Development Code (UDC), and the Beltline Corridor Overlay District (PD-217), Appendix "P" as amended in the UDC shall apply to the Zoning Area except as provided in this Ordinance.
- a. Applicant appeals to established sign requirements shall be accomplished by the submittal of a Unified Sign Agreement to the Planning and Zoning Commission and City Council.
 - b. Wall signage for Commercial (C) and General Retail (GR) uses shall not exceed five percent (5%) of the main storefront area of each tenant space.
 - c. All signs referenced herein may be internally illuminated.
 - d. Single Tenant Monument Signs, (See Exhibit "C" for approximate location.)
 - 1) Size: A Single Tenant Monument Sign may be 10' wide by 12' in height.
 - 2) Identification: A Single Tenant Monument Sign may only list the project name and tenant of a single tenant building.
 - 3) Location: Single Tenant Monument Sign must be spaced a minimum of 30-feet apart.
 - e. Monument Signs. (See Exhibit "C" for approximate location)
 - 1) Size: A Monument Sign may be 10' wide by 20' in height.
 - 2) Sign Area: A minimum of 60% of the Monument Sign structure face may be utilized to identify the businesses or activities on that site.

- 3) Identification: Monument Signs may only list the project name, tenants and activities of a multi-family building.
- f. Pylon Signs. (See Exhibit “C” for approximate location)
 - 1) Size: A Pylon Sign may be 20’ wide and 40’ in height.
 - 2) Sign Area: A maximum of 60% of the Monument Sign structure face may be utilized to identify the businesses or activities on that site.
 - g. Project Identification Signs. (See Exhibit “C” for approximate location)
 - 1) Size: A Project Identification Sign may be up to 100’ in height.
 - h. Window Signs.
 - 1) Size: A Window Size shall not cover more than twenty percent (20%) of any storefront glass or window area for Commercial (C) and General Retail (GR) uses. Any non- advertising window signs, including signs indicating hours of operation and “Open” signs are excluded from this calculation.
 - j. The use of hand painted signs or similar signs not produced by mechanical means shall be prohibited within the Zoning Area.
6. Architecturally Integrated Residential Above Retail Uses. Prior to the issuance of a building permit, the Planning and Zoning Commission and City Council shall review and approve a Planned Development Site Plan for all architecturally integrated “residential above retail” development within the Zoning Area.

SECTION 3.

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

SECTION 4.

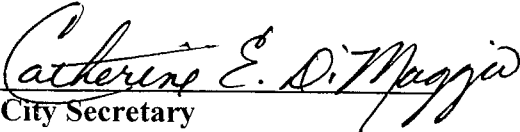
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 5.

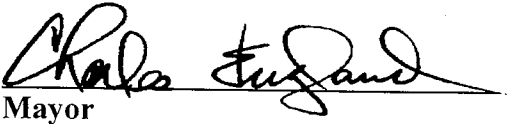
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 16TH DAY OF SEPTEMBER, 2008.

ATTEST:


City Secretary

APPROVED:


Mayor

APPROVED AS TO FORM:

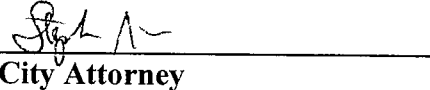
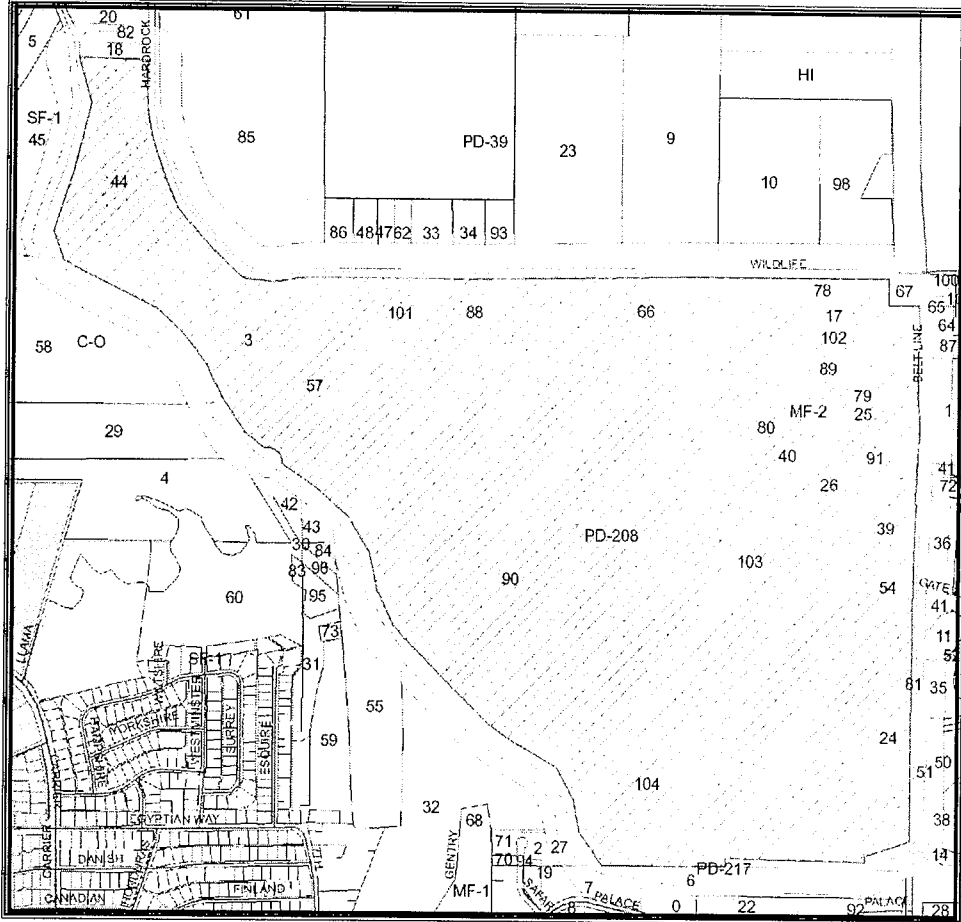

City Attorney

EXHIBIT "A"
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PROPERTY OWNER NOTIFICATION / LOCATION MAP



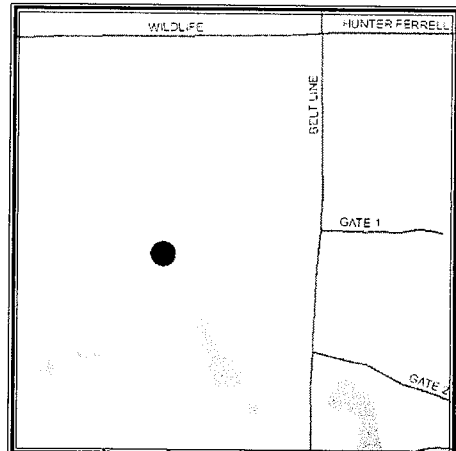
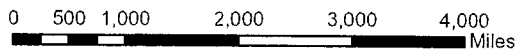
Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicates
Notification Boundry
(if applicable)

CASE NUMBER: Z080901/CP080901
Z080901/CP080901
BELT LINE ROAD WEST RECLAMATION AREA

CURRENT ZONING: PD-208, PD217,
REQUEST: PD-39, SF-2, MF-2

A request for approval of a Zoning Change
and a Concept Plan for 628.1 acres.



BEING 628.1 acres of land out of the Benjamin Reed Survey, Abstract No. 1225, the David Bradshaw Survey, Abstract No. 121, and the John R. Bough Survey, Abstract No. 137, and being situated in the City of Grand Prairie, Dallas County, Texas, and being all of those tracts of land described in Deed to the Lone Star Jockey Club, as recorded in Volume 94230, Page 2639, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), Tracts I-III as described in Deed to the Alpha Trust, as recorded in Document No. 20070213287, of the Official Records of Dallas County, Texas (O.R.D.C.T.), all of that tract of land described in Deed to the Kenneth M. Johnson Family Limited Partnership, Steve Charles Landtroop, and Charles Taylor, as recorded in Doc. No. 200600205404, O.R.D.C.T., all of Tract 1 and Tract 2, Parcel A, and Tract 3 as described in Deed to TCF Interests Partnership, as recorded in Volume 2004229, Page 195, D.R.D.C.T., and all of that tract of land described in Deed to Donald R. Owen, as recorded in Volume 91114, Page 1893, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at the southernmost southeast corner of said Lone Star Jockey tract;

THENCE South 72 degrees 28 minutes 45 seconds West, a distance of 384.66 feet to a point for corner;

THENCE South 00 degrees 26 minutes 45 seconds East, a distance of 45.90 feet to a point for corner;

THENCE South 89 degrees 52 minutes 45 seconds West, a distance of 1,214.44 feet to a point for corner;

THENCE South 00 degrees 07 minutes 15 seconds East, a distance of 20.00 feet to a point for corner;

THENCE South 89 degrees 52 minutes 45 seconds West, a distance of 993.46 feet to a point for corner;

THENCE South 89 degrees 52 minutes 45 seconds West, a distance of 150.00 feet to a point for corner in the west fork of the Trinity River;

THENCE along the meanders of the Trinity River the following bearings and distances:

North 58 degrees 32 minutes 15 seconds West, 320.70 feet;
North 03 degrees 57 minutes 26 seconds West, 339.21 feet;
North 25 degrees 39 minutes 07 seconds West, 301.94 feet;
North 54 degrees 42 minutes 11 seconds West, 202.82 feet;
North 64 degrees 33 minutes 12 seconds West, 410.64 feet;
North 43 degrees 00 minutes 53 seconds West, 342.22 feet;
North 44 degrees 57 minutes 43 seconds West, 559.86 feet;
North 46 degrees 13 minutes 02 seconds West, 339.51 feet;
North 30 degrees 51 minutes 18 seconds West, 384.90 feet;

North 18 degrees 19 minutes 52 seconds West, 585.87 feet;
North 34 degrees 51 minutes 05 seconds West, 342.76 feet;
North 51 degrees 41 minutes 48 seconds West, 738.32 feet;
North 44 degrees 03 minutes 42 seconds West, 669.90 feet;
North 27 degrees 47 minutes 38 seconds West, 410.66 feet;
North 38 degrees 41 minutes 50 seconds West, 476.08 feet;
North 57 degrees 10 minutes 58 seconds West, 469.30 feet;
North 65 degrees 04 minutes 10 seconds West, 556.74 feet;
North 41 degrees 07 minutes 00 seconds West, 78.59 feet;
North 42 degrees 40 minutes 26 seconds West, 20.04 feet;
North 30 degrees 43 minutes 35 seconds West, 92.27 feet;
North 10 degrees 54 minutes 06 seconds West, 86.04 feet;
North 13 degrees 26 minutes 31 seconds East, 93.62 feet;
North 17 degrees 04 minutes 39 seconds East, 46.94 feet;
North 17 degrees 20 minutes 57 seconds East, 149.40 feet;
North 18 degrees 30 minutes 56 seconds East, 107.81 feet;
North 19 degrees 23 minutes 56 seconds East, 434.67 feet;
North 12 degrees 26 minutes 05 seconds East, 203.96 feet;
North 09 degrees 19 minutes 00 seconds East, 140.22 feet;
North 05 degrees 04 minutes 35 seconds East, 294.01 feet;
North 08 degrees 19 minutes 52 seconds East, 175.21 feet;

THENCE South 89 degrees 48 minutes 26 seconds East, departing said Trinity River, a distance of 629.20 feet to a point on the west right-of-way line of Hardrock Road (a variable width right-of-way);

THENCE South 00 degrees 54 minutes 56 seconds East, along said west right-of-way line, a distance of 446.98 feet to a point for corner;

THENCE South 10 degrees 30 minutes 26 seconds East, continuing along said west right-of-way line, a distance of 294.62 feet to a point for corner;

THENCE South 21 degrees 20 minutes 26 seconds East, continuing along said west right-of-way line, a distance of 603.15 feet to a point for corner;

THENCE South 39 degrees 27 minutes 40 seconds East, continuing along said west right-of-way line, a distance of 778.15 feet to a point for corner;

THENCE South 39 degrees 06 minutes 20 seconds East, continuing along said west right-of-way line, a distance of 75.52 feet to a point for corner on the south right-of-way line of Wildlife Drive (a variable width right-of-way);

THENCE North 89 degrees 35 minutes 52 seconds East, along said south right-of-way line, a distance of 1,249.88 feet to a point for corner;

THENCE North 89 degrees 37 minutes 28 seconds East, continuing along said south right-of-way line, a distance of 2,934.37 feet to the point of tangency of a circular curve to the left having a radius of 954.93 feet and whose chord bears North 83 degrees 45 minutes 04 seconds East, a distance of 195.44 feet;

THENCE Northeasterly, continuing along said south right-of-way line and along said curve, through a central angle of 11 degrees 44 minutes 49 seconds, an arc length of 195.78 feet to the point of reverse curvature of a circular curve to the left having a radius of 954.93 feet and whose chord bears North 83 degrees 45 minutes 04 seconds East, a distance of 195.44 feet;

THENCE Northeasterly, continuing along said south right-of-way line and along said curve, through a central angle of 11 degrees 44 minutes 49 seconds, an arc length of 195.78 feet to the point of tangency;

THENCE North 89 degrees 33 minutes 47 seconds East, continuing along said south right-of-way line, a distance of 1,163.60 feet to a point for corner;

THENCE South 00 degrees 04 minutes 52 seconds East, departing said south right-of-way line, a distance of 281.20 feet to a point for corner;

THENCE North 89 degrees 55 minutes 32 seconds East, a distance of 270.87 feet to a point for corner on said west right-of-way line of Belt Line Road;

THENCE South 00 degrees 04 minutes 52 seconds East, along said west right-of-way line, a distance of 999.72 feet to the point of curvature of a circular curve to the right having a radius of 11,389.16 feet and whose chord bears South 01 degrees 10 minutes 22 seconds West, a distance of 498.40 feet;

THENCE Southerly, continuing along said west right-of-way line and along said curve, through a central angle of 02 degrees 30 minutes 27 seconds, an arc length of 498.44 feet to the point of tangency;

THENCE South 05 degrees 41 minutes 36 seconds West, continuing along said west right-of-way line, a distance of 122.77 feet to a point for corner;

THENCE South 05 degrees 18 minutes 28 seconds West, continuing along said west right-of-way line, a distance of 67.95 feet to a point for corner;

THENCE South 02 degrees 26 minutes 43 seconds West, continuing along said west right-of-way line, a distance of 520.96 feet to the point of curvature of a circular curve to the left having a radius of 11,539.16 feet and whose chord bears South 01 degree 22 minutes 19 seconds West, a distance of 432.36 feet;

THENCE Southerly, continuing along said west right-of-way line and along said curve, through a central angle of 02 degrees 08 minutes 49 seconds, an arc length of 432.39 feet to a point for corner;

THENCE South 02 degrees 49 minutes 44 seconds West, departing said curve and continuing along said west right-of-way line, a distance of 600.71 feet to a point for corner;

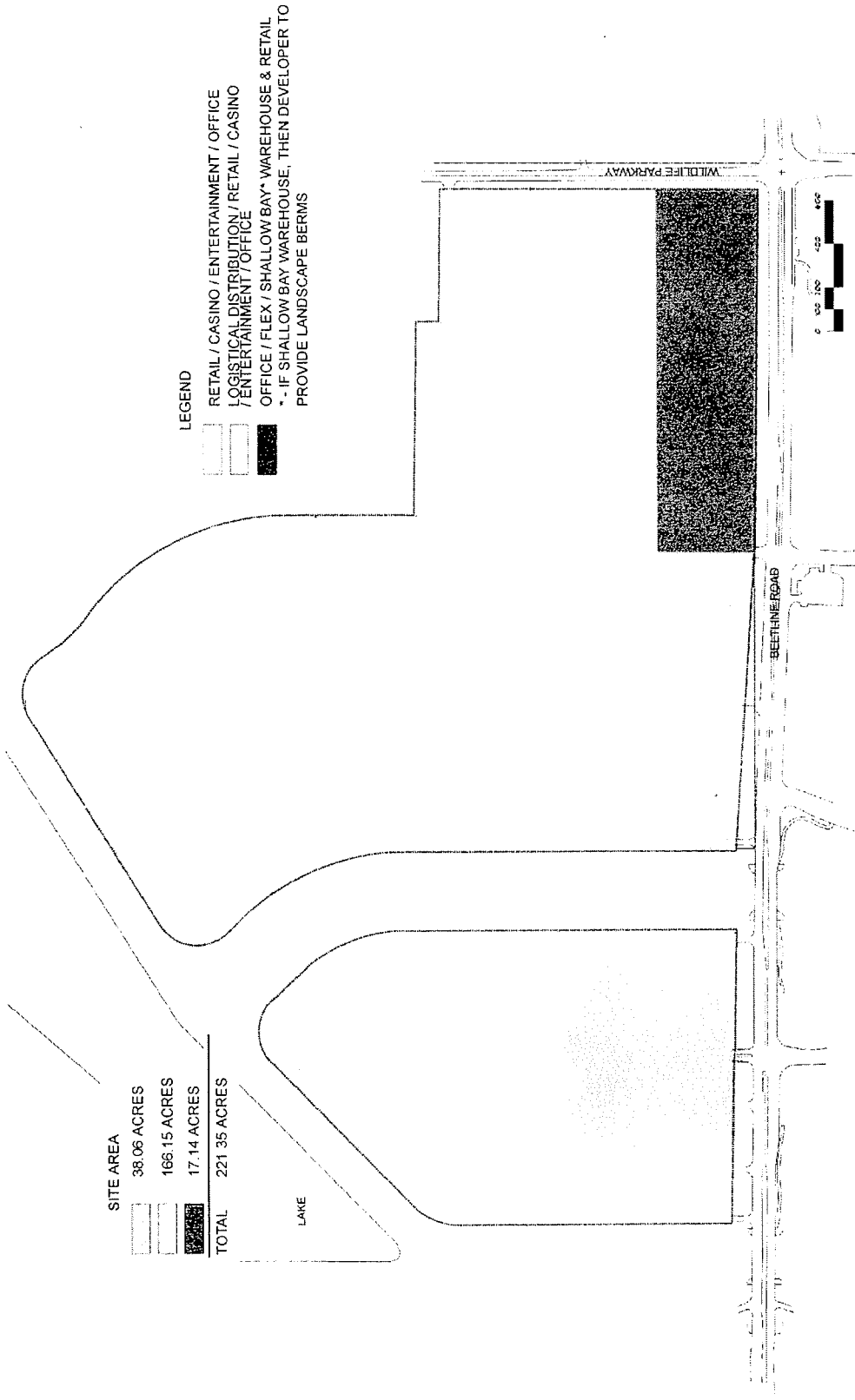
THENCE South 00 degrees 03 minutes 16 seconds East, continuing along said west right-of-way line, a distance of 150.20 feet to a point for corner;

THECNE South 05 degrees 45 minutes 54 seconds East, continuing along said west right-of-way line, a distance of 100.50 feet to a point for corner;

THENCE South 00 degrees 03 minutes 16 seconds East, continuing along said west right-of-way line, a distance of 1,165.86 feet to the POINT OF BEGINNING AND CONTAINING 27,358,972 square feet or 628.1 acres of land, more or less.

Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Western Data Systems Dallas/Fort Worth area RTK Cooperative Network using base stations DMLN, DTNA, and DLNP.

EXHIBIT "B"
 Concept Plan
 Page 1 of 4

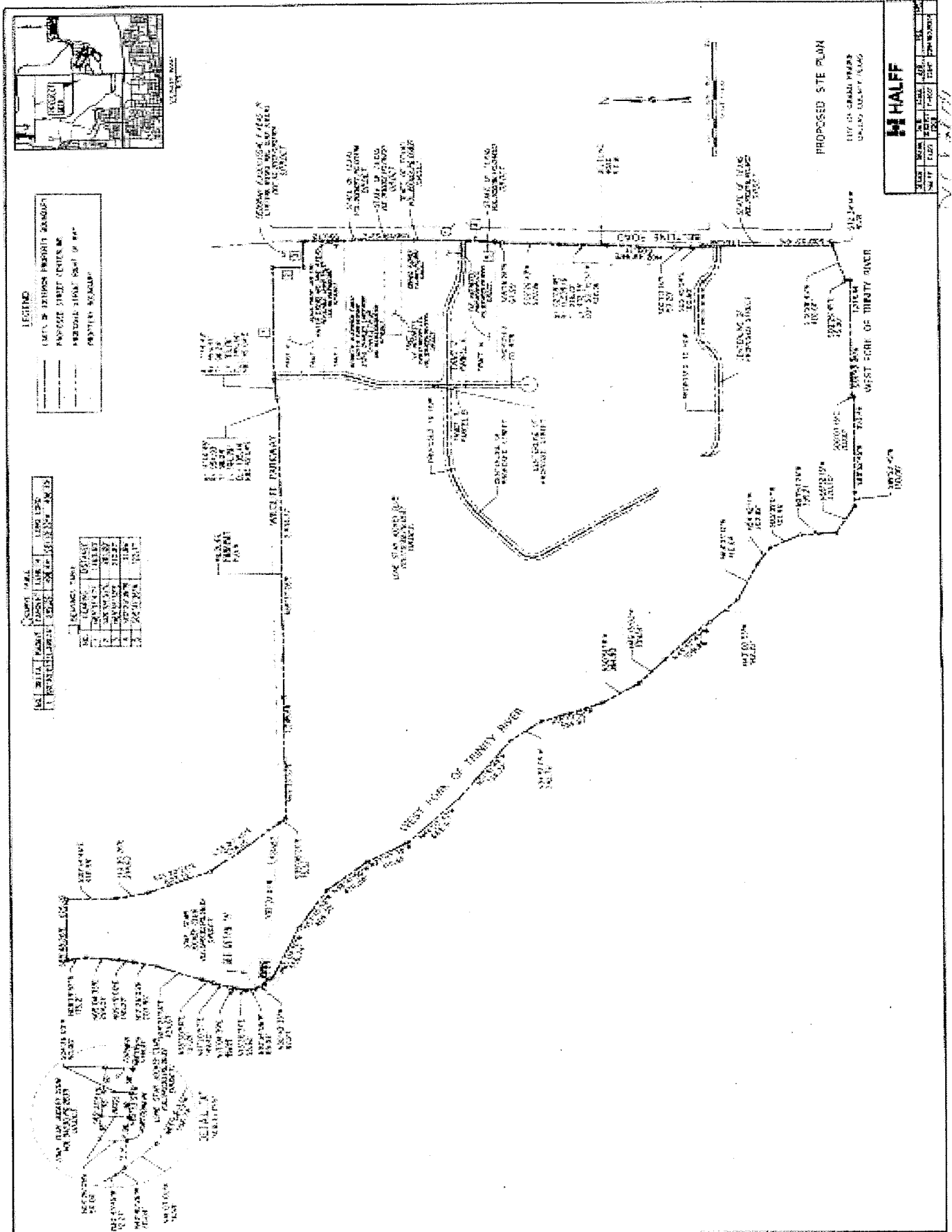


SITE USE EXHIBIT
 SCALE: 1" = 200' • JOB#:
 APPROVED BY: _____ DATE: 05-12-08
 PREPARED BY: _____ DATE: _____



GRAND PRARIE, TEXAS

O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING
 5810 HUNTERS HILL, SUITE 207 • DALLAS, TEXAS 75238 • (972) 708-7000 • FAX (972) 708-4200



Sample Façade for
Light industrial
Development

