

**AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 88.15 ACRES OF LAND OUT OF THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59, THE J. C. TURNER SURVEY, ABSTRACT NO. 1739, AND THE D. R. CAMERON SURVEY, ABSTRACT NO. 295 (DALLAS COUNTY, TEXAS), GENERALLY LOCATED BETWEEN MAYFIELD ROAD ON THE SOUTH, WARRIOR TRAIL ON THE NORTH AND ON THE EAST AND WEST SIDES OF STATE HIGHWAY NO. 161 FROM PLANNED DEVELOPMENT 91 (PD-91) DISTRICT (+/- 9.78 ACRES), PLANNED DEVELOPMENT 187 (PD-187) DISTRICT (+/- 2.16 ACRES), PLANNED DEVELOPMENT 273A (PD-273A) DISTRICT (+/- 1.30 ACRES), AND PLANNED DEVELOPMENT 266 (PD-266) DISTRICT (+/- 74.9 ACRES) TO A PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DESIGNATION OF COMMERCIAL (C) DISTRICT AND MULTI-FAMILY TWO (MF-2) DISTRICT; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT 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 of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from Planned Development 91 (PD-91) District, Planned Development 187 (PD-187) District, Planned Development 273A (PD-273A) District, and Planned Development 266 (PD-266) District to a Planned Development District with a Base Zoning Designation of Commercial (C) District and Multi-Family Two (MF-2) District; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 10, 2017 after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the zoning change is proposed, 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a zoning change from Planned Development 91 (PD-91) District, Planned Development 187 (PD-187) District, Planned Development 273A (PD-273A) District, and Planned Development 266 (PD-266) District to a Planned Development District with a Base Zoning Designation of Commercial (C) District and Multi-Family Two (MF-2) 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 July 18, 2017, 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 the matter of the zoning change, 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, changing the zoning from its classification of Planned Development 91 (PD-91) District, Planned Development 187 (PD-187) District, Planned Development 273A (PD-273A) District, and Planned Development 266 (PD-266) District to a Planned Development District with a Base Zoning Designation of Commercial (C) District and Multi-Family Two (MF-2) District; 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:**

**I.**

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:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> 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..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district of the following described area from its classification of **Planned Development 91 (PD-91) District, Planned Development 187 (PD-187) District, Planned Development 273A (PD-273A) District, and Planned Development 266 (PD-266) District to a Planned Development District with a Base Zoning Designation of Commercial (C) District and Multi-Family Two (MF-2) District**;

Description of Land:

BEING APPROXIMATELY 88.15 ACRES OF LAND OUT OF THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59, THE J. C. TURNER SURVEY, ABSTRACT NO. 1739, AND THE D. R. CAMERON SURVEY, ABSTRACT NO. 295 (DALLAS COUNTY, TEXAS), GENERALLY LOCATED BETWEEN MAYFIELD ROAD ON THE SOUTH, WARRIOR TRAIL ON THE NORTH AND ON THE EAST AND WEST SIDES OF STATE HIGHWAY NO. 161, AND AS DESCRIBED IN EXHIBIT A – LEGAL DESCRIPTION AND DEPICTED IN EXHIBIT B – ZONING EXHIBIT AND EXHIBIT C – LOCATION MAP, WHICH ARE INCORPORATED HEREIN BY REFERENCE.

**II.**

**PURPOSE AND INTENT**

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit commercial development of the subject property in a manner compatible

with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

### III.

#### DEVELOPMENT AND DESIGN GUIDELINES

##### A. DEVELOPMENT CHARACTER

1. Epic Towne Crossing's brand and identity are built upon the defining features of the development:
  - a. A strong retail presence complemented by pedestrian orientation and highlighted visibility vistas will create the backbone of the development.
  - b. Kirby Creek bisects the site and will be enhanced to provide a major focus as a natural element.
  - c. A set of showcase buildings around a pedestrian walkway will provide a gathering point for an upscale experience.

##### B. PEDESTRIAN ORIENTATION

1. Pocket parks, plazas, and courtyards should be used to create outdoor pedestrian spaces.
2. Linear parks, trails, sidewalks, and pedestrian walkways should be used to provide connections among buildings, services, and amenities.

##### C. KIRBY CREEK NATURAL AMENITY

1. Improvements to Kirby Creek should be used to create an open space amenity and encourage pedestrian linkages from the residential neighborhood west of the development to the development.

##### D. DESIGN THEME

1. The developer shall establish a design theme for Epic Towne Crossing. The intent is to create a development with a distinct identity and cohesive design. The design theme should reinforce the Epic Towne Crossing brand by coordinating the overall design while allowing for flexibility with individual sites.
2. Prior to approval of the first Site Plan within Epic Towne Crossing, the developer shall establish the design theme and submit the following to the Planning Director or designee:
  - a. A written statement that describes the design theme and elements included in the theme.
  - b. A visual statement that uses images to illustrate the design theme and elements included in the theme. The types of images should include, but not be limited to, sketches, renderings, and photographs.
  - c. A materials board (physical) and an electronic materials board (PDF).

- d. A design theme checklist or menu. The checklist or menu should list elements of the design theme and specify exactly what is required to comply with the design theme. This will be used by Staff to evaluate development proposals during the Site Plan review.
3. The developer/applicant shall submit a completed design theme checklist or menu with the Site Plan request.

#### IV.

### DEVELOPMENT STANDARDS

#### A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District 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), as amended.

#### B. CONCEPTUAL PLAN

1. Development shall be in substantial conformance with the zoning exhibit and conceptual plan contained in Exhibit D – Base Zoning Districts and Exhibit E – Concept Plan of this ordinance, as determined by the Planning Director or designee.

#### C. DEFINITIONS

1. Junior Anchor Lineup/Multi-Tenant In-Line Buildings: Linear buildings depicted in dark blue on Exhibit F – Building Type.
2. Freestanding Multi-Tenant Buildings: Freestanding buildings with multiple lease spaces depicted in light blue on Exhibit F – Building Type.
3. Padsites: Sites depicted in green on Exhibit F – Building Type.

#### D. LAND USE

1. Base Zoning Districts: Development shall comply with the UDC provisions for the base zoning districts as shown in Exhibit D – Base Zoning Districts.
  - a. Commercial (C) District: Development in the Commercial (C) District shall comply with the UDC provisions for Commercial (C) District, as amended.
  - b. Commercial/Multi-Family Two (C/MF-2) District: Development in the Commercial/Multi-Family Two (C/MF-2) District shall comply with either the UDC provisions for Commercial (C) District or Multi-Family Two (MF-2) District, but not both.
2. Permitted Uses: Uses shall be those uses provided for in Article 4 of the UDC, as amended, for the base zoning districts as shown in Exhibit D – Base Zoning Districts.

- a. Commercial (C) District: The uses in the Commercial (C) District shall be those uses provided for in Article 4 of the UDC for the Commercial (C) District, as amended.
  - b. Commercial/Multi-Family Two (C/MF-2) District: The uses in the Commercial/Multi-Family Two (C/MF-2) District shall be those uses provided for in Article 4 of the UDC, as amended, for either the Commercial (C) District or Multi-Family Two (MF-2) District, but not both.
3. Prohibited Uses:
- a. The following uses shall be prohibited in this Planned Development District:
    - Passenger Terminal
    - Transfer and Storage Terminal
    - Transit Maintenance Equipment Facility
    - Auto Dealer Retail (Franchise Used)
    - Auto Glass (Repair and Tint)
    - Auto Repair (Assoc. Use)
    - Motorcycle Dealer
    - Motorcycle Sales
    - Recreational Vehicle Sales
    - Specialty Auto Repair
    - Contractor Office/Sales (Inside)
    - Crematorium
    - Heavy Machine Sales – Outside
    - Mobile Home Dealer
    - Air/Heliport
    - Auto Wrecker Service
    - Mini Storage
    - Auto Body Shop
    - Auto Body & Paint Shop
    - Auto Dealer (Franchise New/Used)
    - Auto Interior Shop
    - Auto Sales Retail (Used)
    - Auto Paint Shop
    - Auto Sales (Wholesale)
    - General Auto Repair
    - Motorcycle Repair
    - Used Auto Parts Sales

#### E. DEVELOPMENT STANDARDS

1. Development shall comply with the UDC provisions for the base zoning districts as shown in Exhibit D – Base Zoning Districts.
  - a. Commercial (C) District: Development in the Commercial (C) District shall comply with the UDC development standards for the Commercial (C) District, as

amended, and the Corridor Overlay District Standards, as amended, except those provisions explicitly contained in this ordinance.

- b. Commercial/Multi-Family Two (MF-2) District: Development in the Commercial/Multi-Family Two (MF-2) District shall comply with development standards for either Commercial (C) District or Multi-Family Two (MF-2) District, but not both.
  - i. Commercial Development: Commercial development shall comply with the UDC development standards for the Commercial (C) District, as amended, and the Corridor Overlay District Standards, as amended, except those provisions explicitly contained in this ordinance.
  - ii. Multi-Family Development: Multi-Family development shall comply with the UDC development standards for the Multi-Family Two (MF-2) District, as amended.

## 2. Exterior Building Material Requirements

- a. Principal Masonry Requirement – One hundred percent (100%) of the exterior of all new buildings (excluding doors and windows) shall be finished with one or more of the following principal masonry materials:
  - i. Brick, stone, cast stone, cultured stone, rock, marble, granite, and poured-in-place tilt wall concrete.
  - ii. Exterior Portland cement plaster (Stucco) with three coats over metal lath or wire fabric lath (As defined in the most recently adopted Building Code and approved by the Building Official).
  - iii. Architectural wall panels. The use of architectural wall panels shall not exceed thirty percent (30%) of any exterior wall of the building.
  - iv. The use of either split-face or smooth-face Concrete Masonry Units (CMU's) shall be prohibited on a Primary façade, but shall be permitted on a Secondary façade only.
  - v. A minimum stone or brick requirement shall be applied and credited as specified below.
- b. Material Substitution may be approved by the Development Review Committee. The percentage of materials substitution shall not exceed thirty percent (30%) of any exterior wall of the building.
  - i. The developer/builder shall be allowed, but not required, to substitute Exterior Insulating Finishing System (EIFS). The use of EIFS shall not exceed fifteen percent (15%) of any exterior wall of the building, and may not be utilized on any portion of a wall that is less than eight feet (8') in height from finished grade elevation of said wall. EIFS shall be allowed for roof parapet cornice molding, ornamental roundels or similar decorative elements.

- ii. The developer/builder shall be allowed, but not required, to substitute architectural glass (other than windows and doors), spandrel glass or polished metal panels with less than twenty percent (20%) reflectance. However, a maximum of twenty percent (20%) of any building façade may be constructed with such materials.
  - iii. The developer/builder shall be allowed, but not required, to substitute the following accent materials on up to 10% of any façade type, excluding all windows, doors and glass construction materials as approved by the Development Review Committee:
    - Pre-coated and roll formed architectural aluminum wall panels and standing seam metal roof panels;
    - Glass block,
    - Tile, and
    - Terracotta Façade Panels.
  - c. Integrated color and texture or pattern (reveals) shall not be required for poured-in-place concrete or tilt-wall façade.
  - d. Stone or Brick Accent for Junior Anchor Lineup/Multi-Tenant In-Line Buildings: A stone or brick accent shall be provided on Primary facades to establish a local architectural theme for the area.
    - i. A minimum of twenty percent (20%) of the Primary shall be finished in a stone/brick accent.
    - ii. Stone shall conform to the requirements listed in Appendix F.
  - e. Stone or Brick Accent for Freestanding Multi-Tenant Buildings: A stone or brick accent shall be provided on Primary facades to establish a local architectural theme for the area.
    - i. A minimum of twenty-five percent (25%) of the Primary façade shall be finished in a stone or brick accent.
    - ii. Stone shall conform to the requirements listed in Appendix F.
  - f. Stone Accent for Padsite Buildings: A stone accent shall be provided on Primary facades to establish a local architectural theme for the area.
    - i. A minimum of twenty-five percent (25%) of the Primary façade shall be finished in stone.
    - ii. Stone shall conform to the requirements listed in Appendix F.
3. Building Articulation Required for Primary Building Facades
- a. Horizontal and vertical flat wall articulation for Junior Anchor Lineup/Multi-Tenant In-Line buildings and Freestanding Multi-Tenant buildings shall be in

substantial conformance with the articulation shown in Exhibit G – Building Elevations.

4. Arcades, Covered Walkways, Architectural Awnings, Canopies, and Porticos
  - a. The use of arcades, covered walkways, architectural awnings, canopies or porticos is required along fifty percent (50%) of Primary facades of Freestanding Multi-Tenant buildings and Padsite buildings.
  - b. The use of arcades, covered walkways, architectural awnings, canopies or porticos is required along twenty percent (20%) of Primary facades of Junior Anchor Lineup/Multi-Tenant In-Line buildings.
5. Windows
  - a. Windows, which may include see-through doors, shall be provided along all Primary facades.
    - i. 15% of the length of that façade for Junior Anchor Lineup/Multi-Tenant In-Line buildings.
    - ii. 50% of the length of that façade for Padsite buildings and Freestanding Multi-Tenant buildings under 10,000 square feet in size.
    - iii. 25% of the length of that façade for Padsite buildings and Freestanding Multi-Tenant buildings over 10,000 square feet in size.
6. Showcase Buildings: The developer shall build two showcase buildings on Lot 1, Block A as compensatory measures.
  - a. The design of the showcase buildings shall be in substantial conformance with Exhibit H – Showcase Buildings.
  - b. Showcase buildings shall include the following compensatory elements: green spaces, pedestrian lighting, enhanced lighting, outdoor seating, string lights, special paving, additional articulation, tower features, projected cornices, and deepened shade awning features.

#### F. LANDSCAPE AND SCREENING

1. Landscaping and screening shall comply with the provisions set forth in the UDC, as amended, except for those provisions contained in this ordinance.
2. The developer shall provide a 20 ft. landscape buffer at the north and south ends of the private road to ensure that parking lots are adequately screened at the entrances of the development with the landscape buffer tapering to a 16 ft. buffer at the first median break on both ends of the private road.
3. Exceptions to landscape requirements shall not exceed those shown in Exhibit I – Landscape Exceptions.



4. Screening of Non-Residential Uses: Nonresidential development that adjoins, and is contiguous with, a residential zoning district shall provide landscaping and screening as required by the UDC with the following modifications:
  - a. A prefabricated masonry wall, 8 feet in height, may be installed in lieu of a masonry wall with an authentic mortar bond finish if approved by the Planning Director and Chief Building Official.
  - b. A screening wall is not required along the segments of property lines shown on Exhibit E – Concept Plan.
  - c. Natural screening shall be provided along the portion of the property line that intersects the floodplain in Epic East Towne Crossing.
  - d. A screening wall is not required along the portion of the property line that intersects Kirby Creek Linear Park in Epic West Towne Crossing.

#### G. OPEN SPACE AMENITY & PEDESTRIAN CONNECTIVITY

1. The developer shall provide improvements to Kirby Creek to create a linear park in Epic West Towne Crossing. The linear park shall be in substantial conformance with Exhibit J – Kirby Creek Improvements. At a minimum, the developer shall provide landscape plantings, benches, and a 10-foot trail along the linear park. The trail shall be designed to allow future connection to other sidewalks and trails west of the development.
2. The developer shall construct an eight-foot trail along the proposed private road. The trail shall begin at a connection to the trail in the Kirby Creek Linear Park and extend to Warrior Trail.
3. Any trail not otherwise located in the public right-of-way shall be placed in a trail/pedestrian easement and incorporated into the Preliminary Plat and Final Plat.
4. The developer shall submit plans for the open space amenity as a part of the Site Plan application submittal. Plans for the open space amenity shall include the following:
  - i. Linear Park Site Plan depicting improvements including, but not limited to, landscaping, benches, and the 10-foot trail;
  - ii. A rendering or cross section view of the linear park; and
  - iii. Provisions for the maintenance of the linear park.

#### H. UNIFIED SIGNAGE PLAN

1. Design and location of multi-tenant and monument signs shall be in substantial conformance with Exhibit K – Unified Signage Plan, as determined by the Planning Director or Designee.

#### I. SITE PLAN APPROVAL

1. No construction or development within this Planned Development District may commence, and no building permit may be issued unless a Site Plan has been approved.

It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**VI.**

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

**VII.**

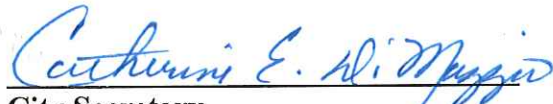
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON THIS THE 18<sup>th</sup> DAY OF JULY 2017.**


**APPROVED:**

  
\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Catherine E. Di Maggio  
City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Stephen A.  
City Attorney

**ORDINANCE NO. 10301-2017  
PLANNED DEVELOPMENT NO. 364  
CASE NO. Z170401**

**LEGAL LAND DESCRIPTION: (Epic West 36.230 Acres)**

**BEING** 36.230 acres or (1,578,176 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59 and J. C. Turner Survey, Abstract No. 1739, City of Grand Prairie, Dallas County, Texas; said 36.230 acres or (1,578,176 square feet) of land being all that certain tract of land described in a Correction Special Warranty Deed Epic Towne Crossing, L.P. (hereinafter referred to as Epic West Tract), as recorded in Instrument Number 20170404, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 36.230 acres or (1,578,176 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod found in the West line of said Epic West Tract, same being the existing North right-of-way line of Mayfield Road (variable width right-of-way), as recorded in Volume 2002190, Page 1476, O.P.R.D.C.T., same also being the Southeast corner of that certain tract of land described as Lot 4, Block 1, Kirby Creek Village Section II (hereinafter referred to as Kirby Creek Village Section II), an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 96188, Page 1832, Map Records, Dallas County, Texas (M.R.D.C.T.);

**THENCE** North 01 degree 27 minutes 50 seconds West, departing the existing North right-of-way line of said Mayfield Road and with the common line between said Epic West Tract and said Kirby Creek Village Section II, passing at a distance of 937.46 feet, the Northeast corner of that certain tract of land described as Lot 3, Block 1, of said Kirby Creek Village Section II, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section V (hereinafter referred to as Kirby Creek Village Section V), an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 97120, Page 226, M.R.D.C.T. and continue with said course and the common line between said Epic West Tract and said Kirby Creek Village Section V, passing at a distance of 1522.06 feet, the Northeast corner of said Kirby Creek Village Section V, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section IV (hereinafter referred to as Kirby Creek Village Section IV), an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 97120, Page 256, M.R.D.C.T. and continue with said course and the common line between said Epic West Tract and said Kirby Creek Village Section IV for a total distance of 1603.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwest corner of said Epic West Tract, same being the Southeast corner of the remainder of that certain tract of land described in a deed to Bob Smith Management Company (hereinafter referred to as Bob Smith Tract), according to the deed thereof recorded in Volume 97244, Page 4397, O.P.R.D.C.T.;

**THENCE** North 88 degrees 32 minutes 10 seconds East, departing the East line of said Kirby Creek Village Section IV the common line between said Epic West Tract and said

**Exhibit A - Legal Description**  
**Page 2 of 11**

Bob Smith Tract, a distance of 997.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found in the existing West line of State Highway No. 161, also known as President George Bush Tollway (PGBT) (variable width right-of-way), according to the deed thereof recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

**THENCE** with the common line between said Epic West Tract and the existing West right-of-way line of said State Highway No. 161 for the following **6** courses:

- 1.** South 02 degrees 29 minutes 05 seconds East, a distance of 120.84 feet to a Texas Department of Transportation monument found for corner;
- 2.** South 11 degrees 56 minutes 25 seconds East, a distance of 365.23 feet to a five-eighths inch iron rod found for corner;
- 3.** South 02 degrees 29 minutes 05 seconds East, a distance of 923.02 feet to a one-half inch iron rod found for corner;
- 4.** South 36 degrees 47 minutes 33 seconds West, a distance of 74.53 feet to an "X" cut on an utility box found for corner;
- 5.** South 89 degrees 09 minutes 44 seconds West, a distance of 334.17 feet to a Texas Department of Transportation monument found for corner;
- 6.** South 02 degrees 30 minutes 06 seconds East, a distance of 14.57 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for the intersection of the existing West right-of-way line of State Highway No. 161 with the existing North right-of-way line of the aforesaid Mayfield Road for corner;

**THENCE** with the existing North right-of-way line of Mayfield Road, the following **4** courses:

- 1.** South 89 degrees 09 minutes 44 seconds West, a distance of 126.45 feet to a five-eighths inch iron rod found for the beginning of a curve to the left, whose long chord bears South 78 degrees 35 minutes 46 seconds West, a distance of 402.41 feet;
- 2.** Westerly with said curve to the left having a radius of 1100.00 feet, through a central angle of 21 degrees 07 minutes 56 seconds, for an arc distance of 405.71 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for corner;
- 3.** South 68 degrees 01 minute 48 seconds West, a distance of 108.39 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for the beginning of a curve to the right, whose long chord bears South 70 degrees 21 minutes 15 seconds West, a distance of 81.11 feet;
- 4.** Westerly with said curve to the right having a radius of 1000.00 feet, through a central angle of 4 degrees 38 minutes 55 seconds, for an arc distance of 81.13 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 36.230 acres or (1,578,176 square feet) of land.

**LEGAL LAND DESCRIPTION (Bob Smith NW 19.197 acres):**

BEING 19.197 acres or (836,206 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 19.197 acres or (836,206 square feet) of land being a portion of that certain tract of land described in a deed to Bob Smith Management Company (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 19.197 acres or (836,206 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a fence post found for the Northwest corner of said Smith tract, same being an inner-ell corner of that certain tract of land described as Kirby Creek Village, Section IV (hereinafter referred to as Kirby Creek Village, Section IV), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 97120, Page 256, Map Records, Dallas County, Texas (M.R.D.C.T.);

**THENCE** North 89 degrees 29 minutes 08 seconds East with the common line between said Smith tract and said Kirby Creek Village, Section IV, passing at a distance of 43.06 feet, an angle point on the Easterly line of said Kirby Creek Village, Section IV, same being the Southwest corner of that certain tract of land described as Lot 1, Block 5, Central Park Addition (hereinafter referred to as Lot 1), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 200900026373, M.R.D.C.T. and continue with said course and the common line between said Smith tract and said Lot 1 for a total distance of 1016.38 feet to a Texas Department of Transportation Monument found for corner, same being the Northerly Northeast corner of the remainder of said Smith tract, same being the Southeast corner of said Lot 1, same also being the existing Westerly right-of-way line of State Highway Number 161, also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

**THENCE** with the common line between said Smith tract and the existing Westerly right-of-way line of said State Highway Number 161 for the following 4 courses:

1. South 47 degrees 14 minutes 03 seconds East, a distance of 38.04 feet to a Texas Department of Transportation Monument found for corner;
2. South 02 degrees 29 minutes 05 seconds East, a distance of 300.61 feet to a one-half inch iron rod found for corner;
3. South 08 degrees 49 minutes 31 seconds West, a distance of 305.94 feet to a one-half inch iron rod found for corner;
4. South 02 degrees 29 minutes 05 seconds East, a distance of 179.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of that certain of land described in a Correction Special

**Exhibit A - Legal Description**  
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Warranty Deed Epic Towne Crossing, L.P. (hereinafter referred to as Epic West Tract), as recorded in Instrument Number 20170404, O.P.R.D.C.T.;

**THENCE** South 88 degrees 32 minutes 10 seconds West, departing the existing Westerly right-of-way line of said State Highway Number 161 with the common line between said Smith tract and said Epic West Tract, a distance of 997.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the Easterly line of the aforesaid Kirby Creek Village, Section IV;

**THENCE** North 01 degree 27 minutes 50 seconds West with the common line between said Smith tract and said Kirby Creek Village, Section IV, a distance of 824.09 feet to the PLACE OF BEGINNING, and containing a calculated area of 19.197 acres or (836,206 square feet) of land.

**LEGAL LAND DESCRIPTION: (City of Grand Prairie)**

**Being** Lot 1, Block 5, Central Park Addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument Number 200900026373, Official Public Records, Dallas County, Texas.

**LEGAL LAND DESCRIPTION: (Epic East 22.264 acres)**

**BEING** 22.264 acres or (969,777 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas, said 22.264 acres or (969,777 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, L.P., as recorded in Instrument Number 201600086110, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 22.264 acres or (969,777 square feet) of land being all of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P. (hereinafter referred to collectively as EPIC East tract), as recorded in Instrument Number 201600212049, O.P.R.D.C.T.; said 22.264 acres or (969,777 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said EPIC East tract, same being in the existing North right-of-way line of Mayfield Road (variable width right-of-way), according to the deed thereof recorded in Volume 2003069, Page 8187, O.P.R.D.C.T., same being the Southwest corner of that certain tract of land described in a deed to Pardue Land Company, LTD (hereinafter referred to a Pardue Tract), as recorded in Volume 96106, Page 6051, O.P.R.D.C.T.;

**THENCE** South 89 degrees 09 minutes 44 seconds West with the common line between said EPIC East tract and the existing North right-of-way line of said Mayfield Road, a distance of 188.37 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for corner, same being the existing East right-of-way line of State Highway No. 161, also known as President George Bush Tollway (PGBT) (variable width right-of-way), according to the deed thereof recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

**THENCE** with the common line between said EPIC East tract and the existing East right-of-way line of said State Highway No. 161 for the following **6** courses:

- 1.** North 01 degree 51 minutes 16 seconds West, a distance of 14.52 feet to a five-eighths inch iron rod found for corner;
- 2.** South 89 degrees 09 minutes 44 seconds West, a distance of 111.65 feet to a Texas Department of Transportation monument found for corner;
- 3.** North 52 degrees 01 minute 28 seconds West, a distance of 73.73 feet to an "X" cut on an utility box found for corner;



Exhibit A - Legal Description

Page 7 of 11

4. North 02 degrees 29 minutes 05 seconds West, a distance of 887.74 feet to a Texas Department of Transportation monument found for corner;

5. North 05 degrees 44 minutes 26 seconds East, a distance of 419.39 feet to a five-eighths inch iron rod found for corner;

6. North 02 degrees 29 minutes 05 seconds West, a distance of 132.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwest corner of said EPIC East, same being the Southwest corner of of the remainder of that certain tract of land described in a deed to Bob Smith Management Company (hereinafter referred to as Bob Smith Tract), according to the deed thereof recorded in Volume 97244, Page 4397, O.P.R.D.C.T.;

**THENCE** North 89 degrees 17 minutes 14 seconds East, departing the existing East right-of-way line of said State Highway No. 161 with the common line between said EPIC East tract and said Bob Smith Tract, a distance of 342.29 feet to a point in creek, same being the common line between said EPIC East tract and the aforesaid Pardue Tract from which a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found bears South 00 degrees 42 minutes 46 seconds East, a distance of 20.00 feet, in the common line between said EPIC East tract and said Pardue Tract;

**THENCE** South 00 degrees 42 minutes 46 seconds East with the common line between said EPIC East tract and said Pardue Tract, a distance of 270.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Northwest corner of that certain tract of land described as Lot 1, Block 1, First Baptist Church of Grand Prairie Addition (hereinafter referred to as Lot 1), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201100162380, O.P.R.D.C.T.;

**THENCE** South 64 degrees 09 minutes 14 seconds East with the common line between said EPIC East tract and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 106.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 89 degrees 55 minutes 42 seconds East continue with the common line between said EPIC East tract and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 185.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 03 degrees 09 minutes 54 seconds East continue with the common line between said EPIC East tract and said Pardue Land Company remainder tract and with

**Exhibit A - Legal Description**  
**Page 8 of 11**

the North line of said Lot 1, a distance of 300.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 00 degrees 04 minutes 18 seconds East, departing the South line of said Pardue Land Company remainder tract and with the common line between said EPIC East tract and the remainder of that certain tract of land described in a Special Warranty Deed with Vendor's Lien described as Tract 1 to First Baptist Church of Grand Prairie (hereinafter referred to as Tract 1), as recorded in Instrument No. 201100162380, O.P.R.D.C.T., a distance of 575.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 89 degrees 09 minutes 00 seconds East, continue with the common line between said EPIC East tract and the remainder of said Tract 1, a distance of 283.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 00 degrees 04 minutes 18 seconds East, continue with the common line between said EPIC East tract and the remainder of said Tract 1, a distance of 300.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said EPIC East tract, same being the existing North right-of-way line of said Mayfield Road;

**THENCE** South 89 degrees 09 minutes 00 seconds West with the common line between said EPIC East tract and said Lot 1 and the existing North right-of-way line of said Mayfield Road, a distance of 283.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 89 degrees 09 minutes 00 seconds West, continue with the common line between said EPIC East tract and said Lot 1 and the existing North right-of-way line of said Mayfield Road, a distance of 283.48 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 22.264 acres or (969,777 square feet) of land.

**LEGAL LAND DESCRIPTION: (Bob Smith NE)**

**TRACT 1**

**BEING** 6.997 acres (304,802 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 6.997 acres (304,802 square feet) of land being a portion of that certain tract of land described a General Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 6.997 acres (304,802 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod found for the Northeast corner of said Smith Tract, same being the South line of that certain tract of land described in a Special Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Bob Smith Tract), as recorded in Instrument Number 200900204381, O.P.R.D.C.T., same being the Northwest corner of that certain tract of land described as Meadow Park Addition (hereinafter referred to as Meadow Park Addition), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 84095, Page 3901, Map Records, Dallas County, Texas;

**THENCE** South 00 degrees 42 minutes 46 seconds East, departing the South line of said Bob Smith Tract and with the common line between the common line between said Smith Tract and said Meadow Park Addition, passing at a distance of 634.76 feet, the Southwest corner of said Meadow Park Addition, same being the Northwest of that certain tract of land described in a Warranty Deed to Pardue Land Company, LTD (hereinafter referred to a Pardue Tract), as recorded in Volume 96106, Page 6051, O.P.R.D.C.T. and continue with said course and the common line between said Smith Tract and said Pardue Tract for a total distance of 781.25 feet to a point in creek for the Northeast corner of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, LP (hereinafter referred to as Mayfield Towne Crossing tract), as recorded in Instrument Number 201600086110, O.P.R.D.C.T.;

**THENCE** South 89 degrees 17 minutes 14 seconds West with the common line between the remainder of said Smith Tract and said Mayfield Towne Crossing tract, a distance of 342.29 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found in the West line of the remainder of said Smith Tract, same being the Northwest corner of said Mayfield Towne Crossing tract, same also being the existing East right-of-way line of State Highway No. 161 also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

**THENCE** with the common line between the remainder of said Smith Tract and the existing East right-of-way line of said State Highway No. 161 for the following 3 courses:

1. North 02 degrees 29 minutes 05 seconds West, a distance of 172.02 feet to a Texas Department of Transportation monument found for corner;
2. North 13 degrees 47 minutes 41 seconds West, a distance of 305.94 feet to a one-half inch iron rod found for corner;
3. North 02 degrees 29 minutes 05 seconds West, a distance of 312.94 feet to a point for the Northwest corner of the remainder of said Smith Tract, same being the South line of the aforesaid Bob Smith Tract, from which a one-half inch iron rod with plastic cap bears South 66 degrees 25 minutes 41 seconds West, a distance of 0.58 feet;

**THENCE** North 89 degrees 29 minutes 08 seconds East with the common line between said Smith tract and said Bob Smith Tract, a distance of 426.54 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 6.997 acres (304,802 square feet) of land.

## **TRACT 2**

**BEING** 1.300 acres (56,609 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 1.300 acres (56,609 square feet) of land being a portion of that certain tract of land described a Special Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Bob Smith Tract), as recorded in Instrument Number 200900204381, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 1.300 acres (56,609 square feet) being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod found for an angle point in the South line of said Bob Smith Tract, same being the Northeast corner of that certain tract of land described in a General Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, O.P.R.D.C.T., same being the Northwest corner of that certain tract of land described as Meadow Park Addition (hereinafter referred to as Meadow Park Addition), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 84095, Page 3901, Map Records, Dallas County, Texas;

**THENCE** South 89 degrees 29 minutes 08 seconds West with the common line between said Bob Smith Tract and said Smith Tract, a distance of 426.54 feet to a point for the Southwest corner of said Bob Smith tract, same being the Northwest corner of

**Exhibit A - Legal Description**  
**Page 11 of 11**

said Smith tract, same also being the existing East right-of-way line of State Highway No. 161 also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 2001002, Page 3397, O.P.R.D.C.T.;

**THENCE** North 33 degrees 12 minutes 11 seconds East with the common line between said Bob Smith Tract and the existing East right-of-way line of said State Highway No. 161, a distance of 104.36 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said Bob Smith Tract, same being the intersection of the existing East right-of-way line of said State Highway No. 161 with the existing South right-of-way line of Warrior Trail (variable width right-of-way), as recorded Instrument Number 20080177414, O.P.R.D.C.T.;

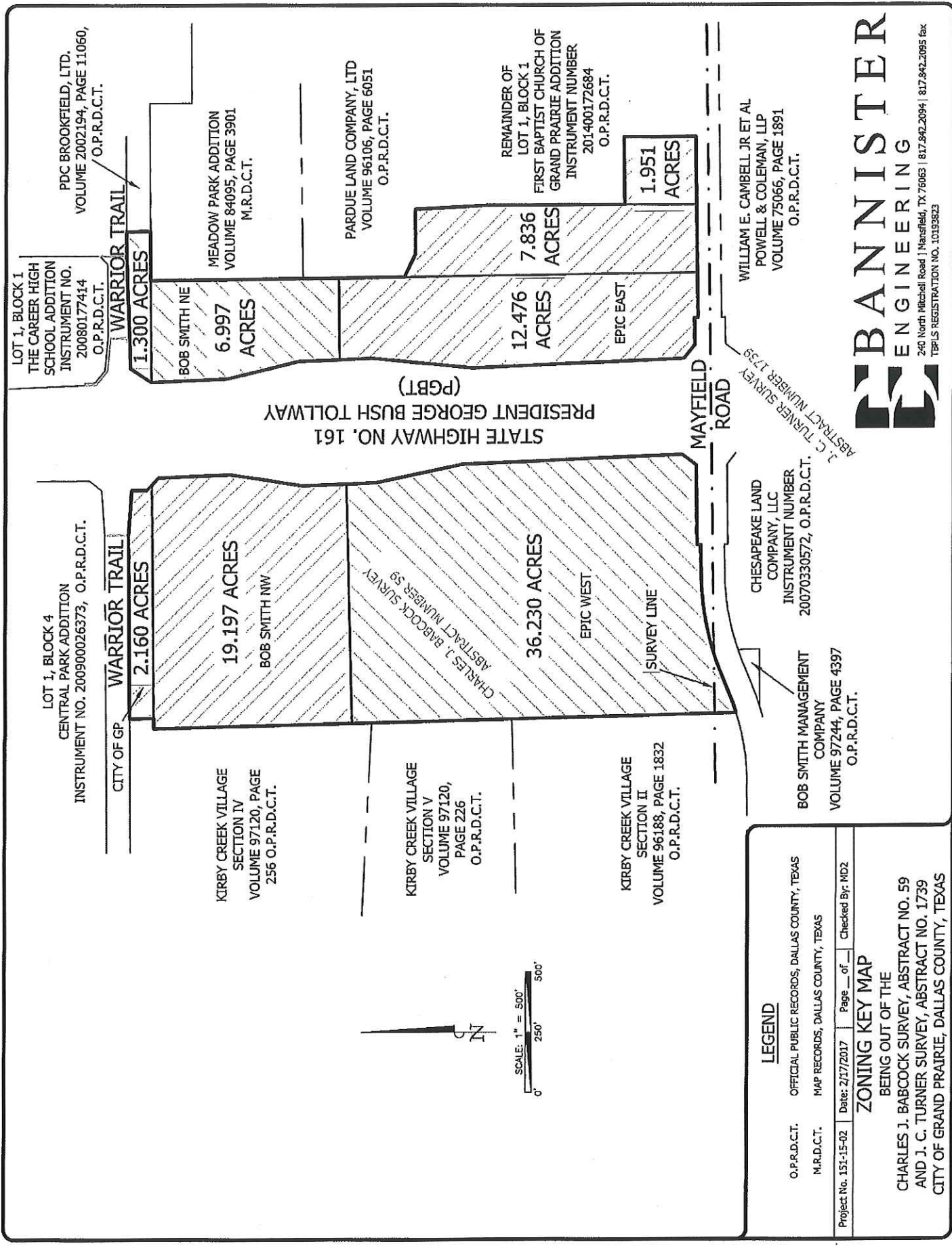
**THENCE** North 87 degrees 55 minutes 37 seconds East with the common line between said Bob Smith Tract and the existing South right-of-way line of said Warrior Trail, a distance of 473.15 feet to a one-half inch iron rod with plastic cap found for an angle point in the North line of said Bob Smith Tract, same being the an angle point in the existing South right-of-way line of Warrior Trail (variable width right-of-way), as recorded Volume 2004023, Page 138, O.P.R.D.C.T.;

**THENCE** North 89 degrees 33 minutes 45 seconds East, continue with the common line between said Bob Smith Tract and the existing South right-of-way line of said Warrior Trail, a distance of 100.00 feet to a one-half inch iron rod found for the Northeast corner of said Bob Smith Tract, same being the Northwest corner of that certain tract of land described in a deed to PDC Brookfield, Ltd. (hereinafter referred to as PDC Brookfield tract), as recorded in Volume 2002194, Page 11060, O.P.R.D.C.T.;

**THENCE** South 00 degrees 21 minutes 15 seconds East, departing the existing South right-of-way line of said Warrior Trail and with the common line between said Bob Smith Tract and said PDC Brookfield tract, a distance of 100.00 feet to a one-half inch iron rod with plastic cap found for the Southeast corner of said Bob Smith Tract, same being the Southwest corner of said PDC Brookfield tract, same also being the North line of the aforesaid Meadow Park Addition;

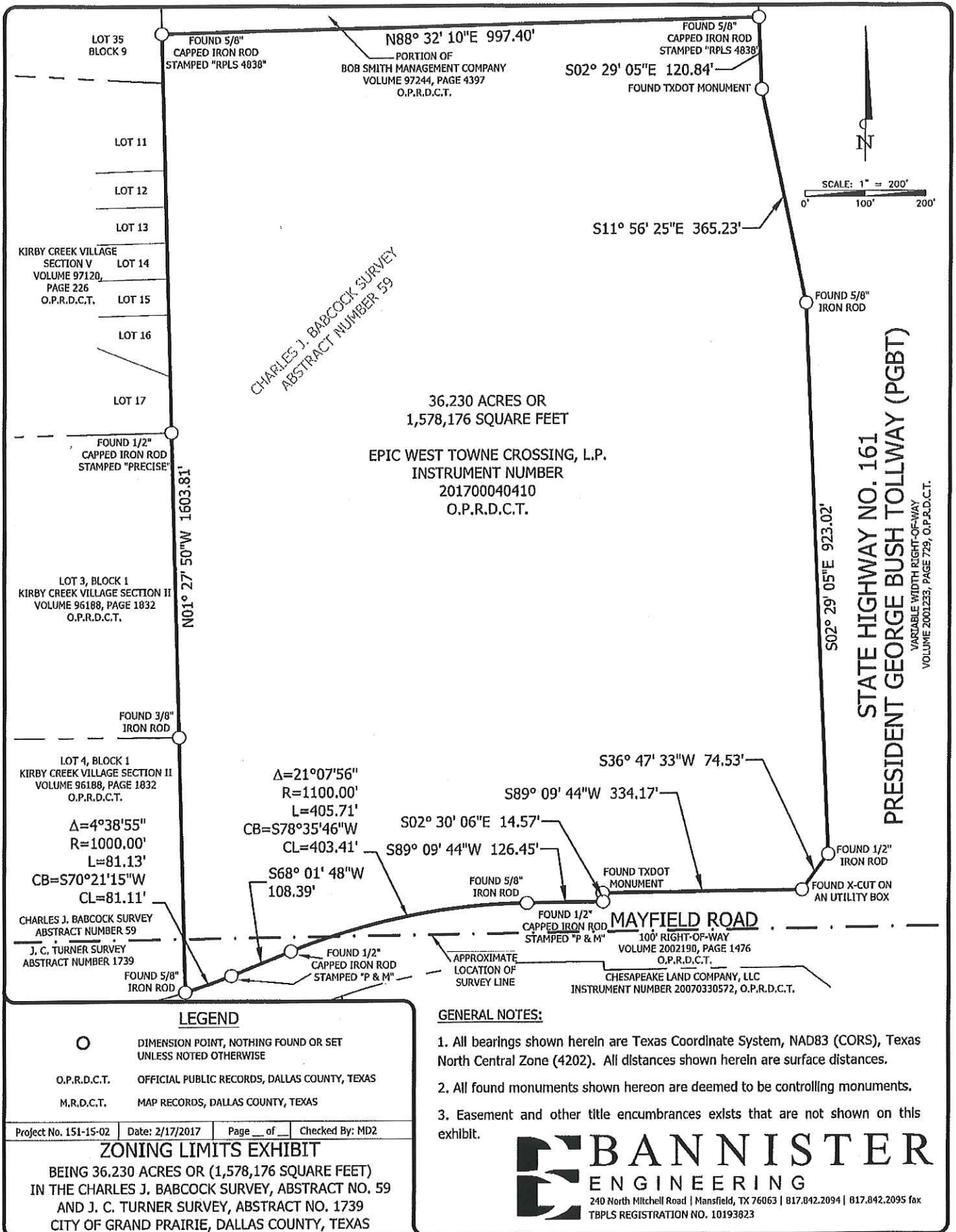
**THENCE** South 89 degrees 36 minutes 51 seconds West with the common line between said Bob Smith Tract and said Meadow Park Addition, a distance of 204.09 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.300 acres (56,609 square feet) of land.

**Exhibit B - Zoning Exhibit**  
**Page 1 of 5**



**BANNISTER**  
**ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TP&LS REGISTRATION NO. 10193823

**Exhibit B - Zoning Exhibit**  
**Page 2 of 5**



**LEGEND**

- DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES:**

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

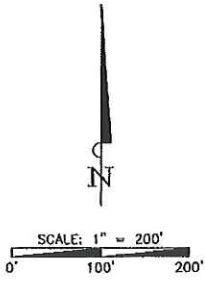
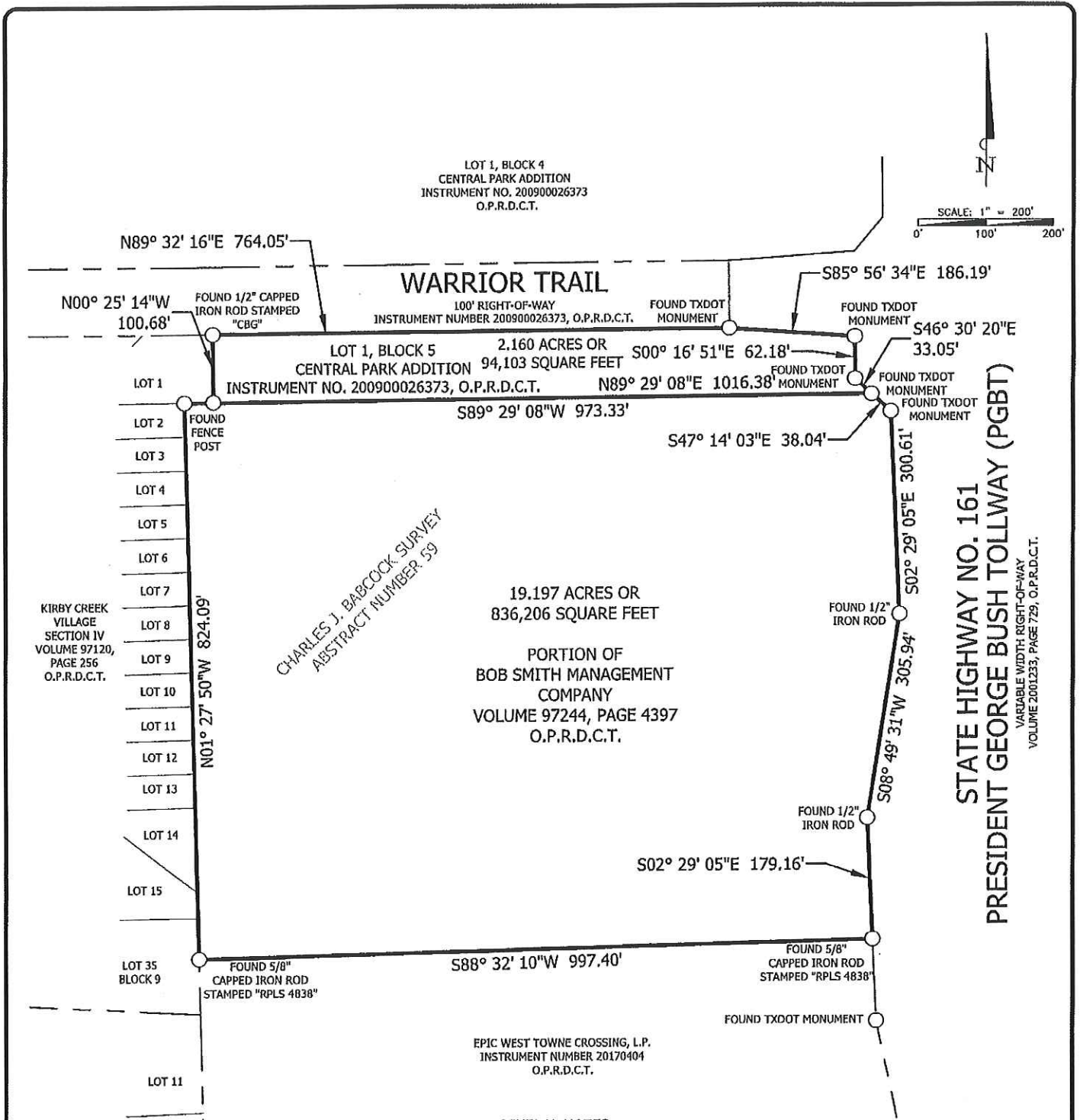
Project No. 151-15-02    Date: 2/17/2017    Page \_\_\_ of \_\_\_    Checked By: MD2

**ZONING LIMITS EXHIBIT**

BEING 36.230 ACRES OR (1,578,176 SQUARE FEET)  
 IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59  
 AND J. C. TURNER SURVEY, ABSTRACT NO. 1739  
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**BANNISTER**  
**ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TBPLS REGISTRATION NO. 10193823

**Exhibit B - Zoning Exhibit**  
**Page 3 of 5**



KIRBY CREEK VILLAGE SECTION IV VOLUME 97120, PAGE 256 O.P.R.D.C.T.

CHARLES J. BABCOCK SURVEY ABSTRACT NUMBER 59

19.197 ACRES OR 836,206 SQUARE FEET  
 PORTION OF BOB SMITH MANAGEMENT COMPANY VOLUME 97244, PAGE 4397 O.P.R.D.C.T.

STATE HIGHWAY NO. 161  
 PRESIDENT GEORGE BUSH TOLLWAY (PGBT)  
 VARIABLE WIDTH RIGHT-OF-WAY VOLUME 2001233, PAGE 729, O.P.R.D.C.T.

EPIC WEST TOWNE CROSSING, L.P. INSTRUMENT NUMBER 20170404 O.P.R.D.C.T.

LEGEND	
	DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES:**

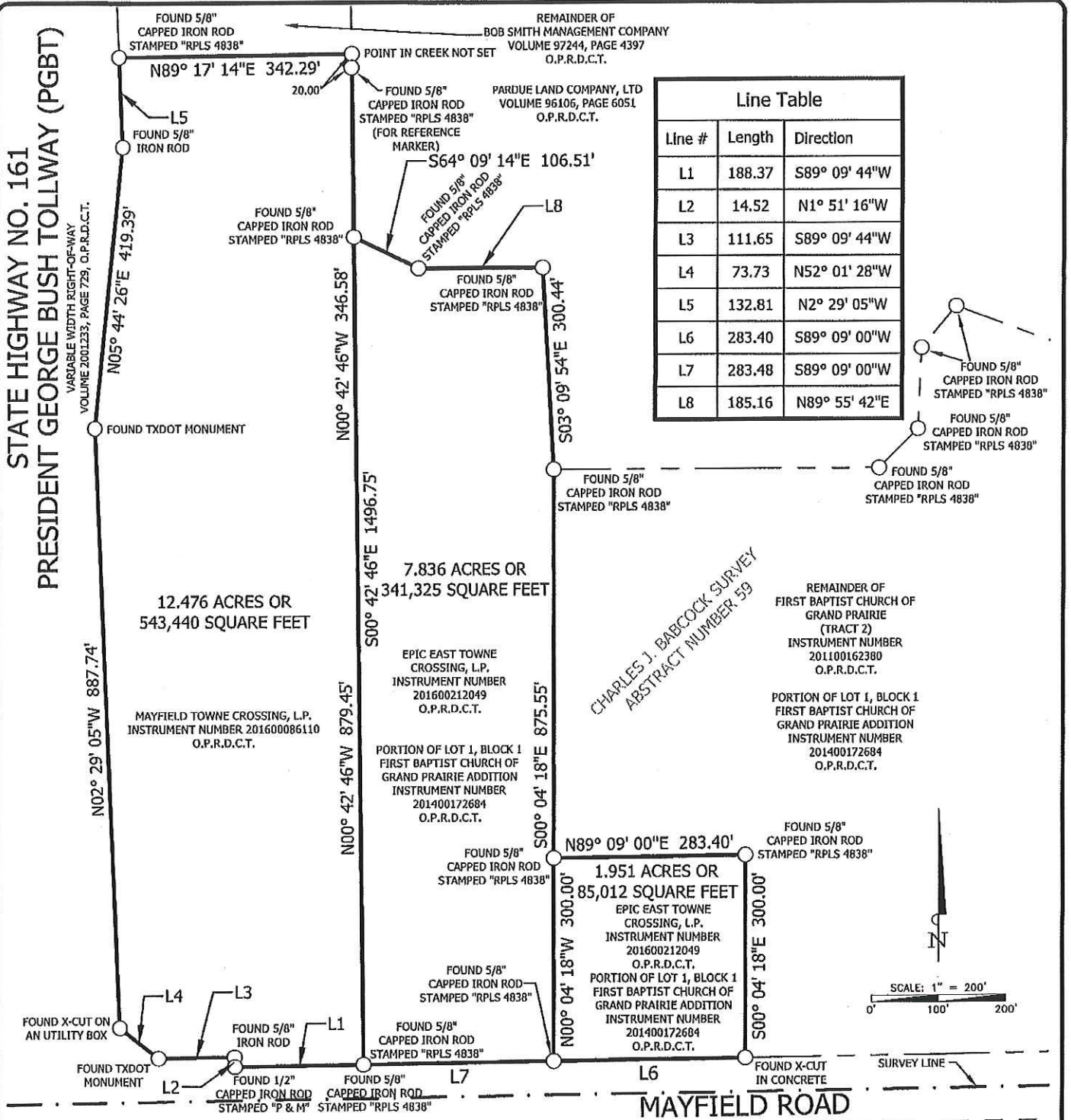
1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

Project No. 151-15-02	Date: 2/17/2017	Page 1 of 1	Checked By: MD2
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**ZONING LIMITS EXHIBIT**  
 BEING 21.357 ACRES OR (930,309 SQUARE FEET)  
 IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59  
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**BANNISTER**  
**ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TBPLS REGISTRATION NO. 10193823





**LEGEND**

- DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES:**

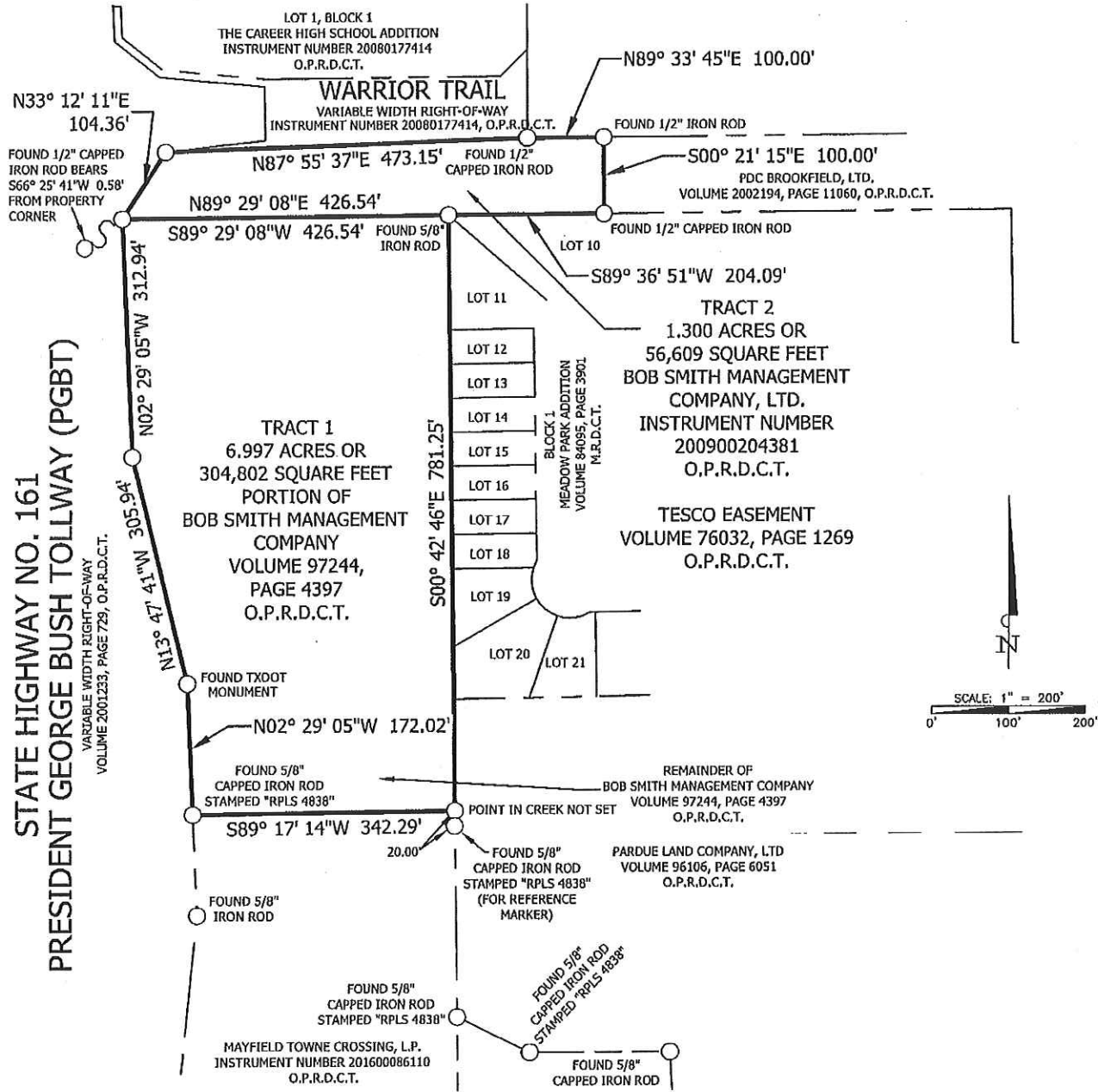
1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

Project No. 151-15-02 Date: 2/17/2017 Page \_\_\_ of \_\_\_ Checked By: MD2

**ZONING LIMITS EXHIBIT**

BEING 22.264 ACRES OR (969,777 SQUARE FEET)  
 IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59  
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**BANNISTER ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TBPLS REGISTRATION NO. 10193823



LEGEND	
○	DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

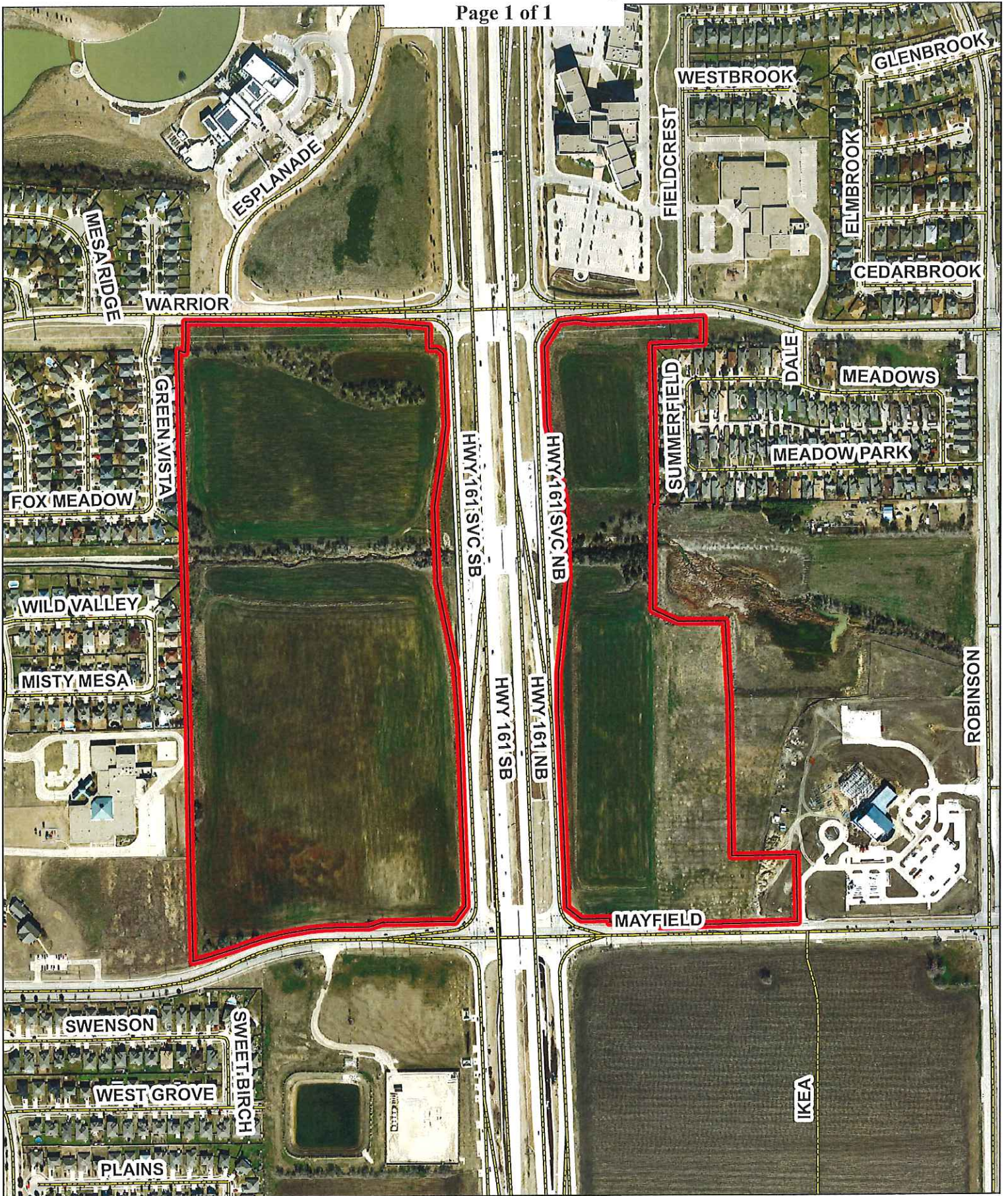
**GENERAL NOTES:**

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

Project No. 151-15-02    Date: 2/17/2017    Page 1 of 1    Checked By: MD2

**ZONING LIMITS EXHIBIT**  
 BEING 8.297 ACRES OR (361,411 SQUARE FEET)  
 IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59  
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**E BANNISTER**  
**ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 TBPLS REGISTRATION NO. 10193823

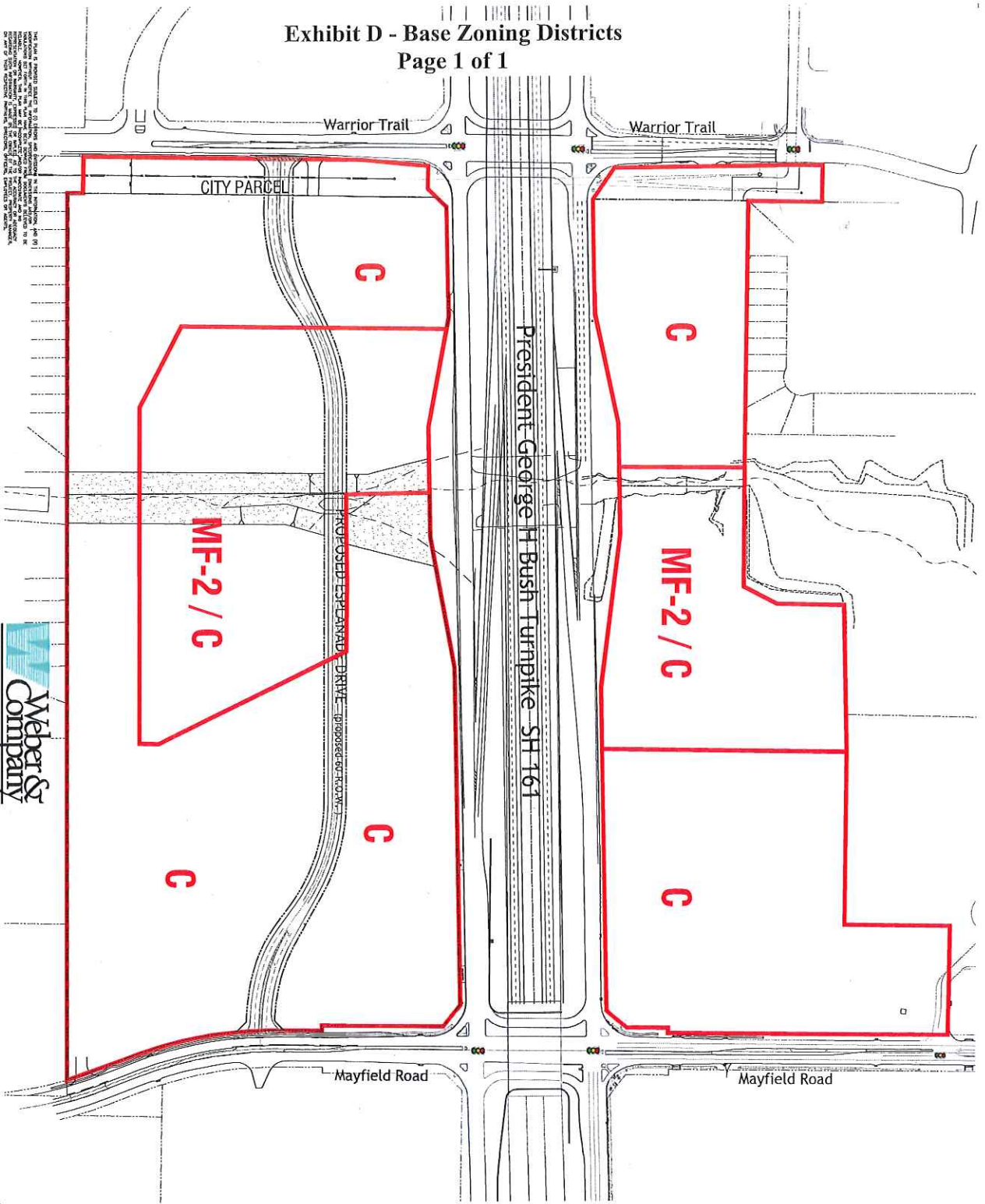


CASE LOCATION MAP  
 Case Number Z170401  
 Epic Towne Crossing



City of Grand Prairie  
 Planning and Development  
 (972) 237-8257 www.gptx.org

Exhibit D - Base Zoning Districts  
Page 1 of 1



EPIC TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS

**HODGES** architecture planning  
10000 Grand Prairie Blvd., Suite 1000  
Grand Prairie, TX 75050  
Phone: 972.261.1111  
www.hodgesarchitect.com

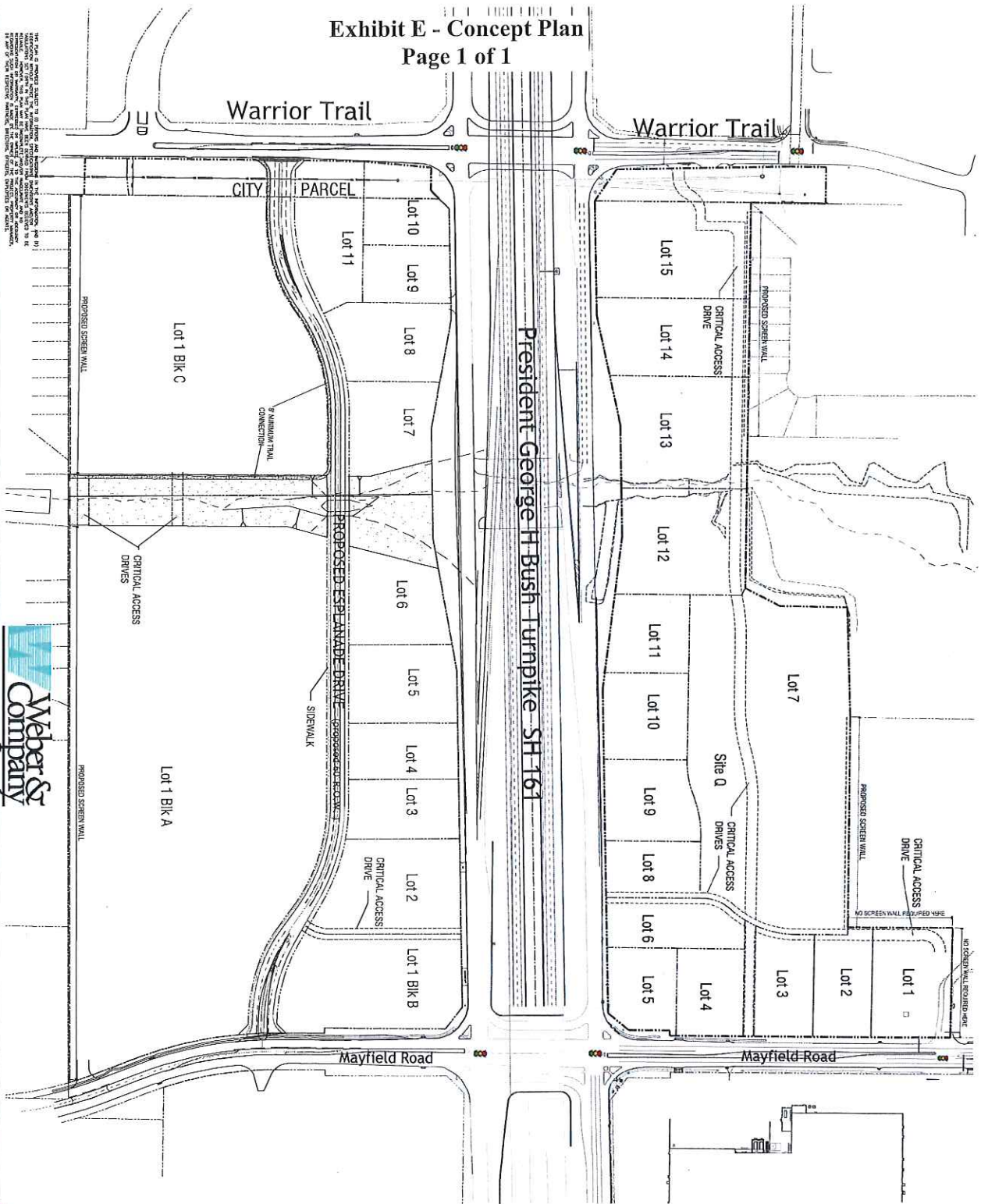
SCHEME  
Date: 11-20-16  
Rev: 2-17-17  
Rev: 2-20-17  
Rev: 5-5-17

**PD ZONING  
PLAN**



THE PLAN IS PREPARED UNDER THE ASSUMPTION THAT ALL INFORMATION IS CORRECT AND COMPLETE. THE PLANNING FIRM DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE PLANNING FIRM SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE PLANNING FIRM SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN. THE PLANNING FIRM SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

Exhibit E - Concept Plan  
Page 1 of 1



EPIC TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS



**HORGES ARCHITECTURE**  
architectural planning  
15420 Spring Lake Trail, N. Dallas, TX 75244  
www.horgesar.com

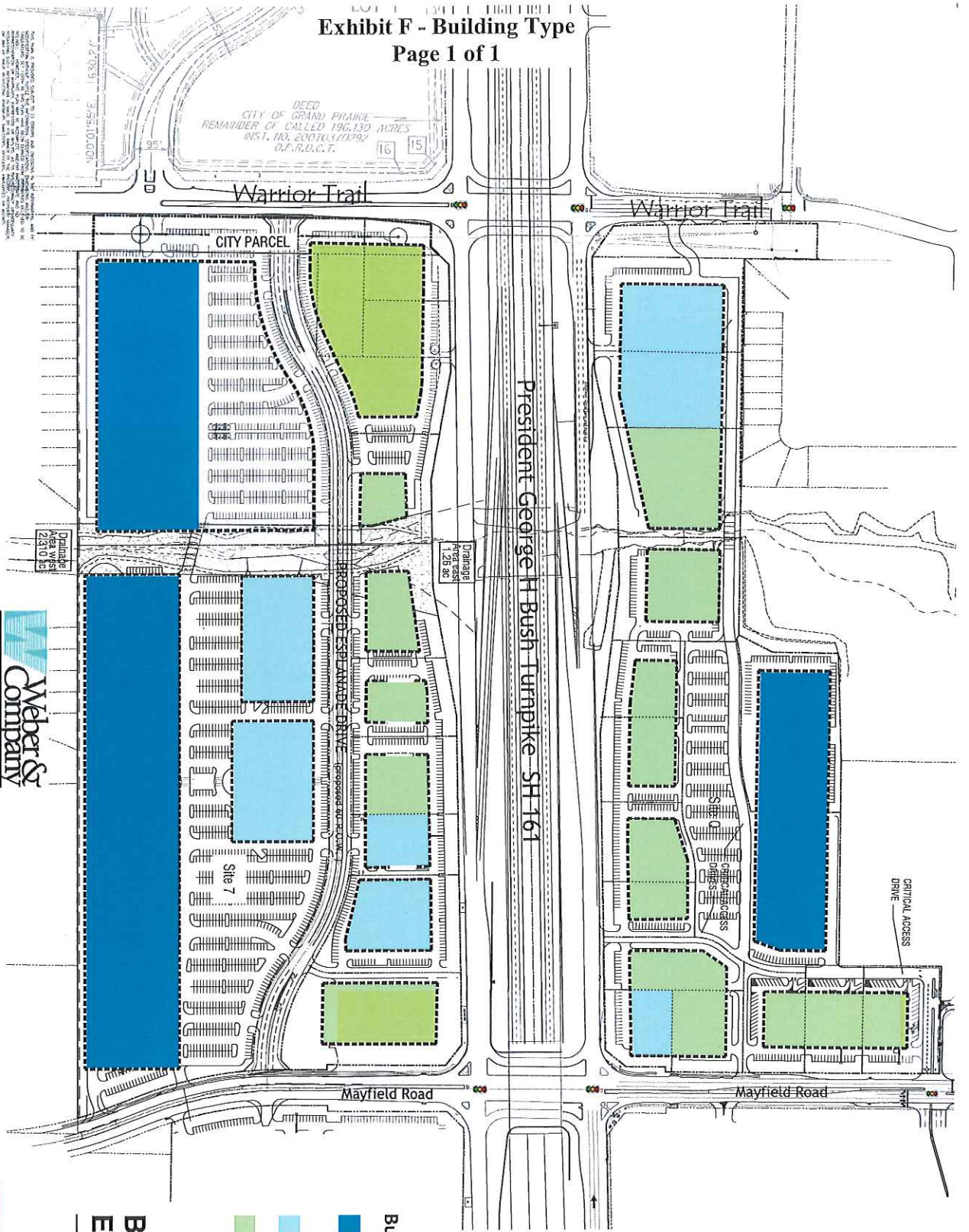


**PD ZONING  
PARCEL PLAN &  
CIRCULATION  
PLAN**

- NOTES:**
- 1) 'P' indicates smaller lot for single or multiple tenant building(s) for Restaurant / Retail / Office / Medical / Multi-Family / etc.  
Pad configuration subject to change.  
Final plat will determine configuration.
  - 2) Convenience Store with gas pumps may be located on Lot 1 Block B and Lot 4 east side.  
Any other pads with convenience store & gas pumps will require a S.U.P.
  - 3) Bldg Setback for Pads from Esplanade Drive to be 15'
  - 4) All lots will have cross access.

DATE: 11-20-17  
REVISED: 5-5-17  
SCHEME

Exhibit F - Building Type  
Page 1 of 1



EPIC TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS

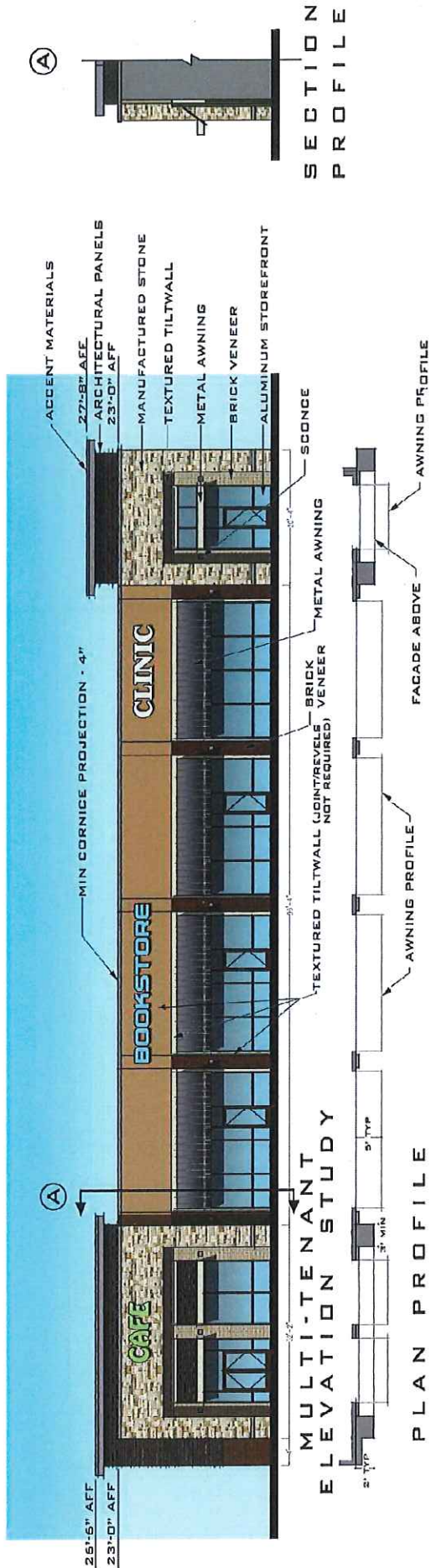
- Building Type**
- Junior Anchor Lineup / Multi-Tenant In-line
  - Freestanding Multi-Tenant
  - Pad site

**BUILDING TYPE EXHIBIT**



**HODGES** architectural planning  
 10000 Katy Road, Suite 200, Houston, TX 77054  
 281.461.1111  
 www.hodgesarchitect.com

NO.	DATE	DESCRIPTION
1	11-20-16	SCHEME
2	2-17-17	REVISED
3	2-20-17	REVISED
4	2-16-17	REVISED



NOTE: DESIGN ELEVATIONS ARE CONCEPTUAL FOR PURPOSES OF DESIGN THEME, AND WILL BE ADJUSTED FOR SPECIFIC DESIGN. DESIGN ELEVATION STUDY SHOWN MEETS PROPOSED REQUIREMENTS.

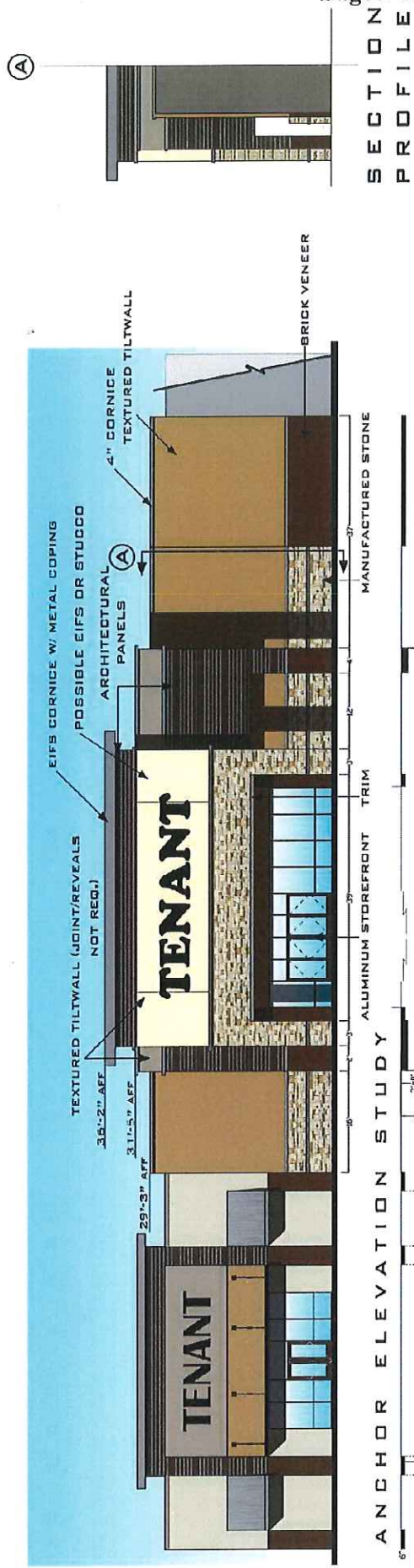


**EPIC TOWNE CROSSING**  
SH 161 at Mayfield Road Grand Prairie, TX

- PROPOSED**
- STONE & BRICK (PART OF PRINCIPAL MASONRY): 25%
  - ARCHITECTURAL PANELS & STUCCO (PART OF PRINCIPAL MASONRY): 30% MAX
  - EIFS (PART OF PRINCIPAL MASONRY): 15% MAX
  - TRIM/ACCENT MATERIALS (MAY INCLUDE METAL): 10% MAX
  - STOREFRONT: 50% MIN X LENGTH
  - CANOPY OR COVERED AWNING PROJECTION: 25% MIN X LENGTH IF OVER 10K SF
  - ARTICULATION - HORIZONTAL PRIMARY FACADE: 50% MIN X LENGTH
  - ARTICULATION - VERTICAL PRIMARY FACADE: 2' PROJECTION, 3' WIDE MIN EVERY 100'
  - ARTICULATION - VERTICAL PRIMARY FACADE: 2' PROJECTION, 3' WIDE MIN EVERY 100'

**ELEVATION CONCEPT**  
FREESTANDING MULTI-TENANT BUILDINGS

**HODGES Architecture**  
#14043-02 02/15/17  
REV 02/17/17 REV 06/23/17  
REV 02/20/17  
REV 06/01/17



NOTE: DESIGN ELEVATIONS ARE CONCEPTUAL FOR PURPOSES OF DESIGN THEME, AND WILL BE ADJUSTED FOR SPECIFIC DESIGN. DESIGN ELEVATION STUDY SHOWN MEETS PROPOSED REQUIREMENTS.

- EIFS CORNICE W/ METAL COPING
- POSSIBLE EIFS OR STUCCO ARCHITECTURAL PANELS
- 4" CORNICE TEXTURED TILT WALL
- BRICK VENEER
- MANUFACTURED STONE
- ALUMINUM STOREFRONT TRIM
- EIFS CORNICE (JOINT/REVEALS NOT REQ.)
- TEXTURED TILT WALL (JOINT/REVEALS NOT REQ.)
- 36"-2" AFF
- 31"-5" AFF
- 29"-3" AFF
- 20%
- 30% MAX
- 15% MAX
- 10% MAX
- 50% MIN X LENGTH MULTI-TENANT RETAIL, 15% ANCHOR
- 15% MIN X LENGTH IF OVER 10K SF
- 20% MIN X LENGTH ANCHOR
- 2' PROJECTION, 3' WIDE MIN EVERY 100'
- 15% WALL HEIGHT ARTICULATION INCLUDES AWNINGS EVERY 100'
- ARTICULATION - VERTICAL PRIMARY FACADE
- 2' PROJECTION, 3' WIDE MIN EVERY 100'

**PLAN PROFILE**

PROPOSED



**EPIC TOWNE CROSSING**  
SH 161 at Mayfield Road Grand Prairie, TX

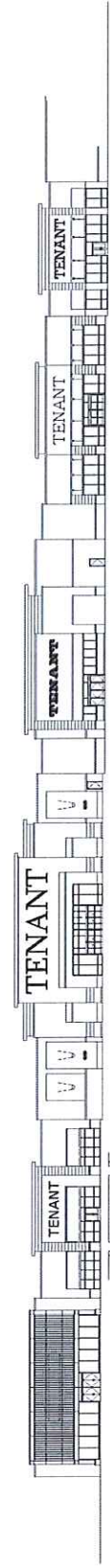
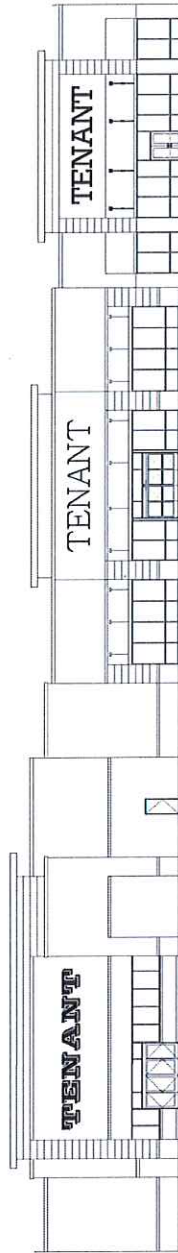
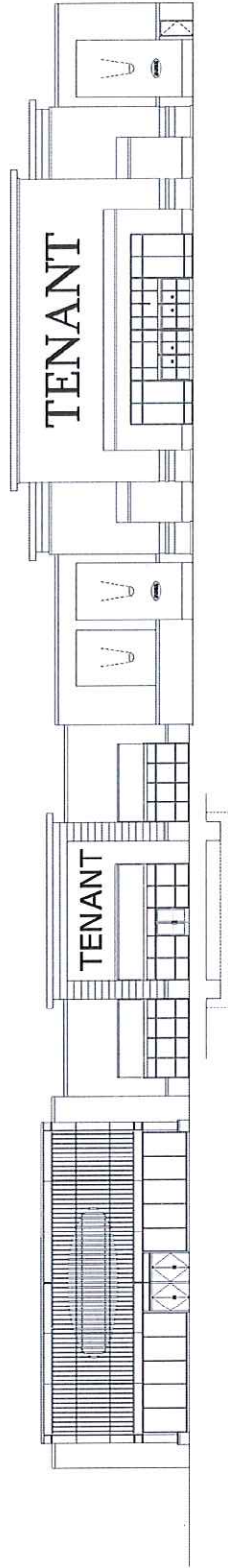
**ELEVATION CONCEPT**  
**ANCHOR LINEUP / MULTI-TENANT INLINE BUILDINGS**

**HODGES**  
Architecture

#14043-02 02/15/17  
REV 02/17/17  
REV 02/20/17  
REV 05/13/17  
REV 05/19/17

REV 06/23/17





**ELEVATION CONCEPT**

ANCHOR LINEUP / MULTI-TENANT IN LINE

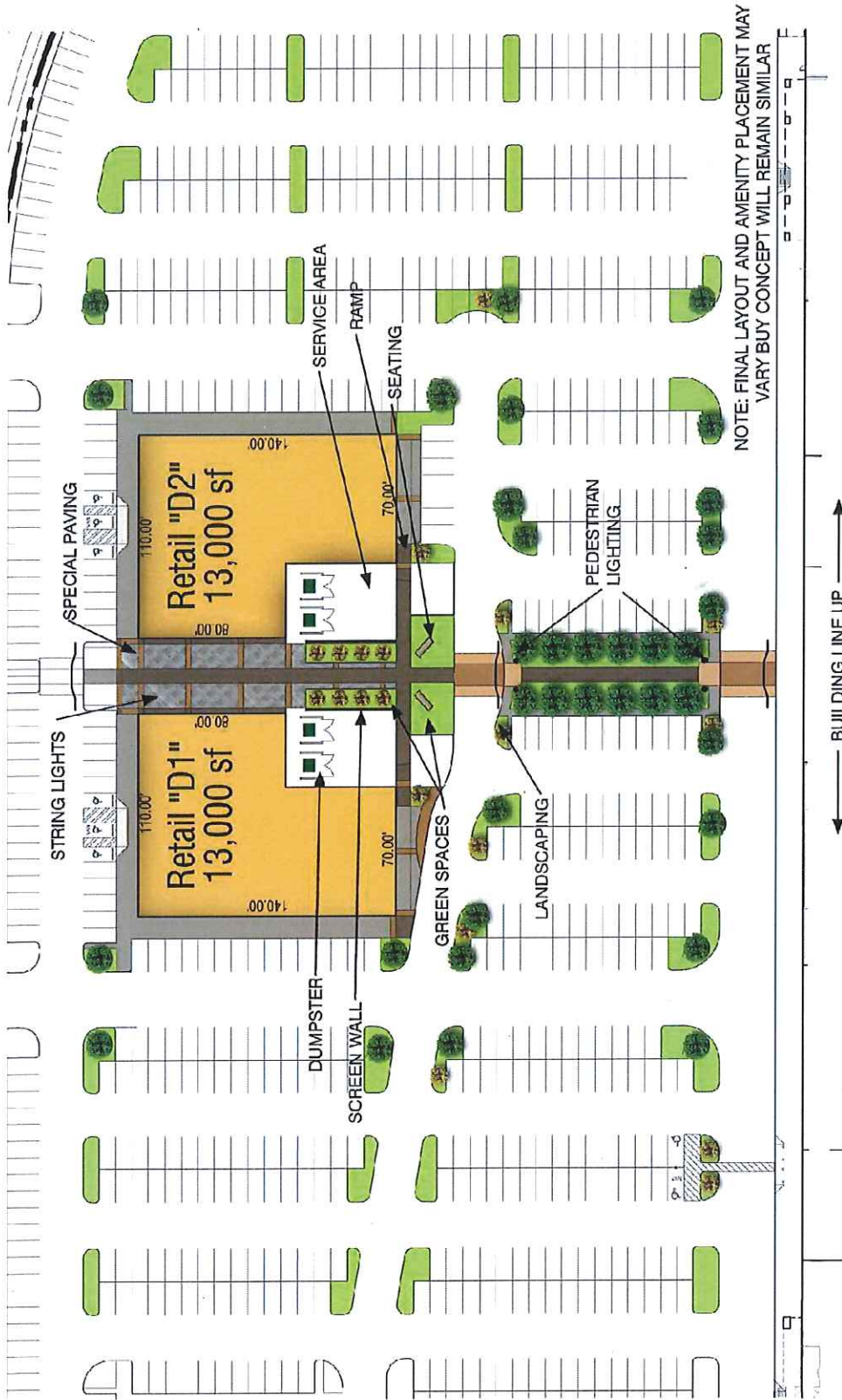
REV 05/16/17 REV 06/23/17

**EPIC WEST**

SH 161 at Mayfield Road Grand Prairie, TX



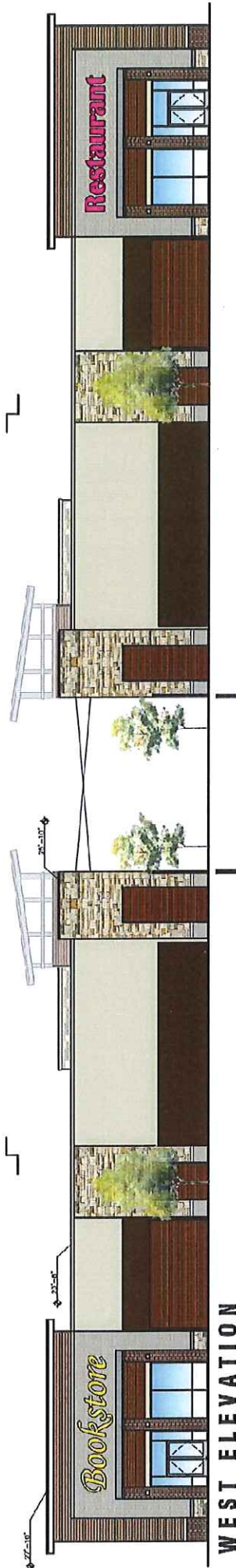
#14043-02 04/18/17



**PLAZA CONCEPT EPIC WEST**  
SH 161 at Mayfield Road Grand Prairie, TX

REV 05/16/17  
REV 06/01/17  
REV 06/02/17  
REV 06/12/17  
REV 06/13/17

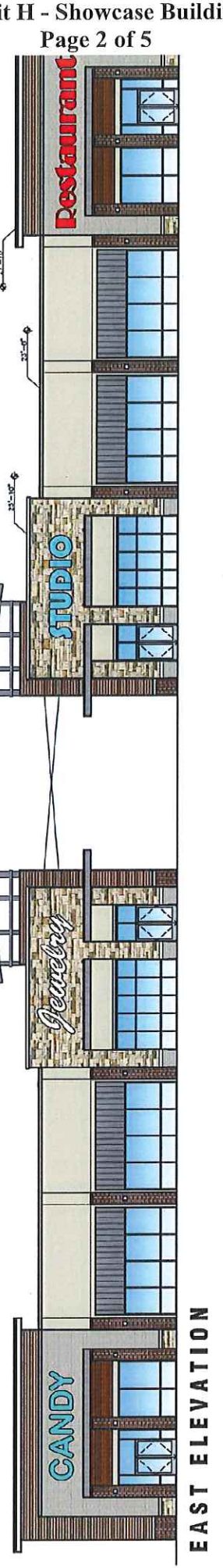




WEST ELEVATION



PLAN PROFILE



EAST ELEVATION



PLAN PROFILE

- SHOWCASE BUILDING - UPGRADE DESIGN:
- ADDITIONAL ARTICULATION
  - TOWER FEATURES
  - ENHANCED LIGHTING
  - MORE BRICK AND STONE MASONRY
  - PROJECTED CORNICES
  - DEEPEMED SHADE AWNING FEATURES



**PLAZA CONCEPT ELEVATION**

#14043-02 REV 06/01/17 REV 06/02/17 REV 06/08/17 REV 06/13/17 REV 06/30/17



**EPIC WEST**

SH 161 at Mayfield Road Grand Prairie, TX



**EPIC WEST**

SH 161 at Mayfield Road Grand Prairie, TX

**PLAZA CONCEPT - VIEWPOINT 1**



#14043-02 05/30/17



**EPIC WEST**

SH 161 at Mayfield Road Grand Prairie, TX

**PLAZA CONCEPT - VIEWPOINT 2**



#14043-02 05/30/17



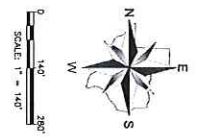
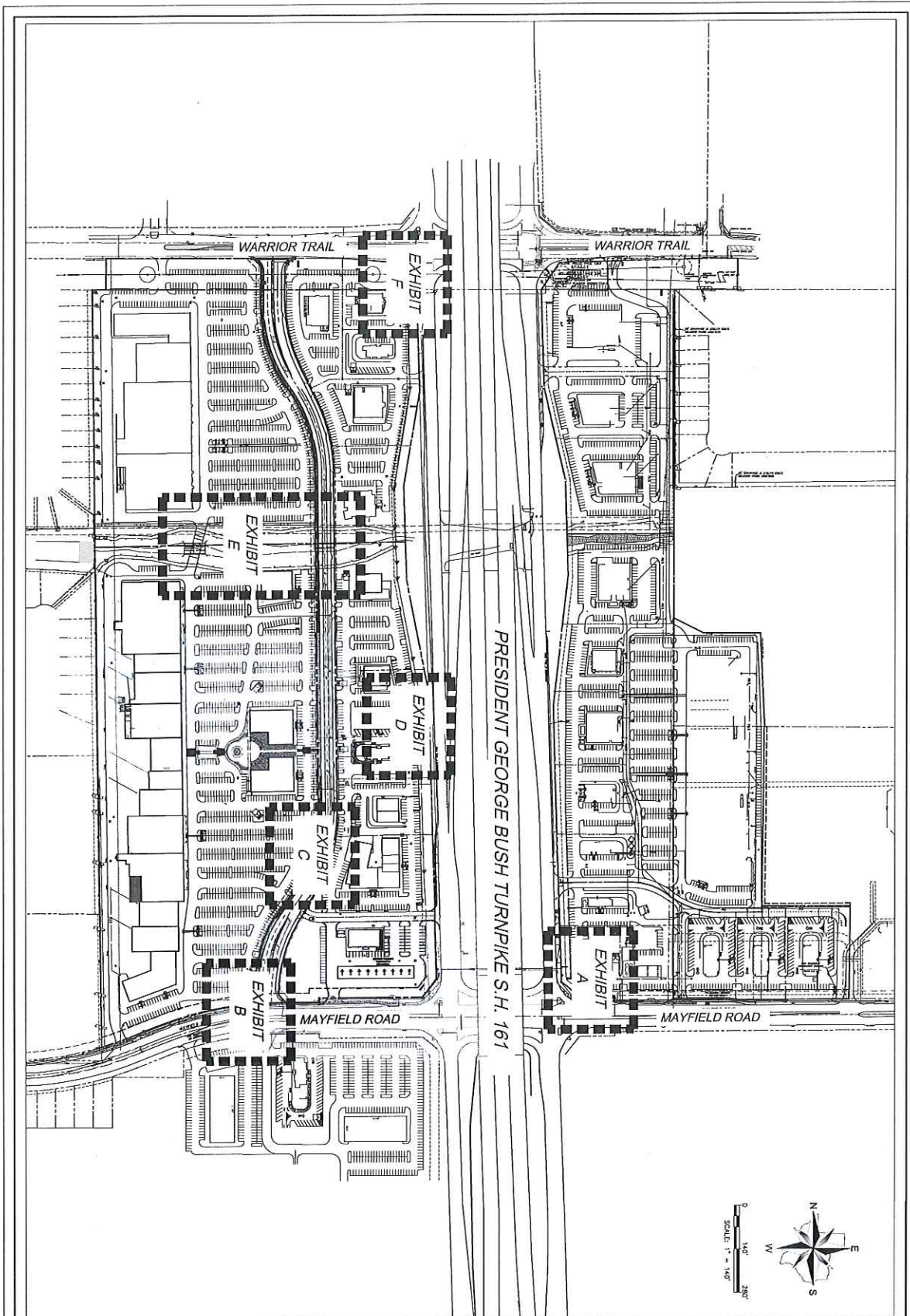
**EPIC WEST**  
SH 161 at Mayfield Road Grand Prairie, TX

**PLAZA CONCEPT - VIEWPOINT 4**



#14043-02 05/30/17

**Exhibit I - Landscape Exceptions**  
**Page 1 of 6**

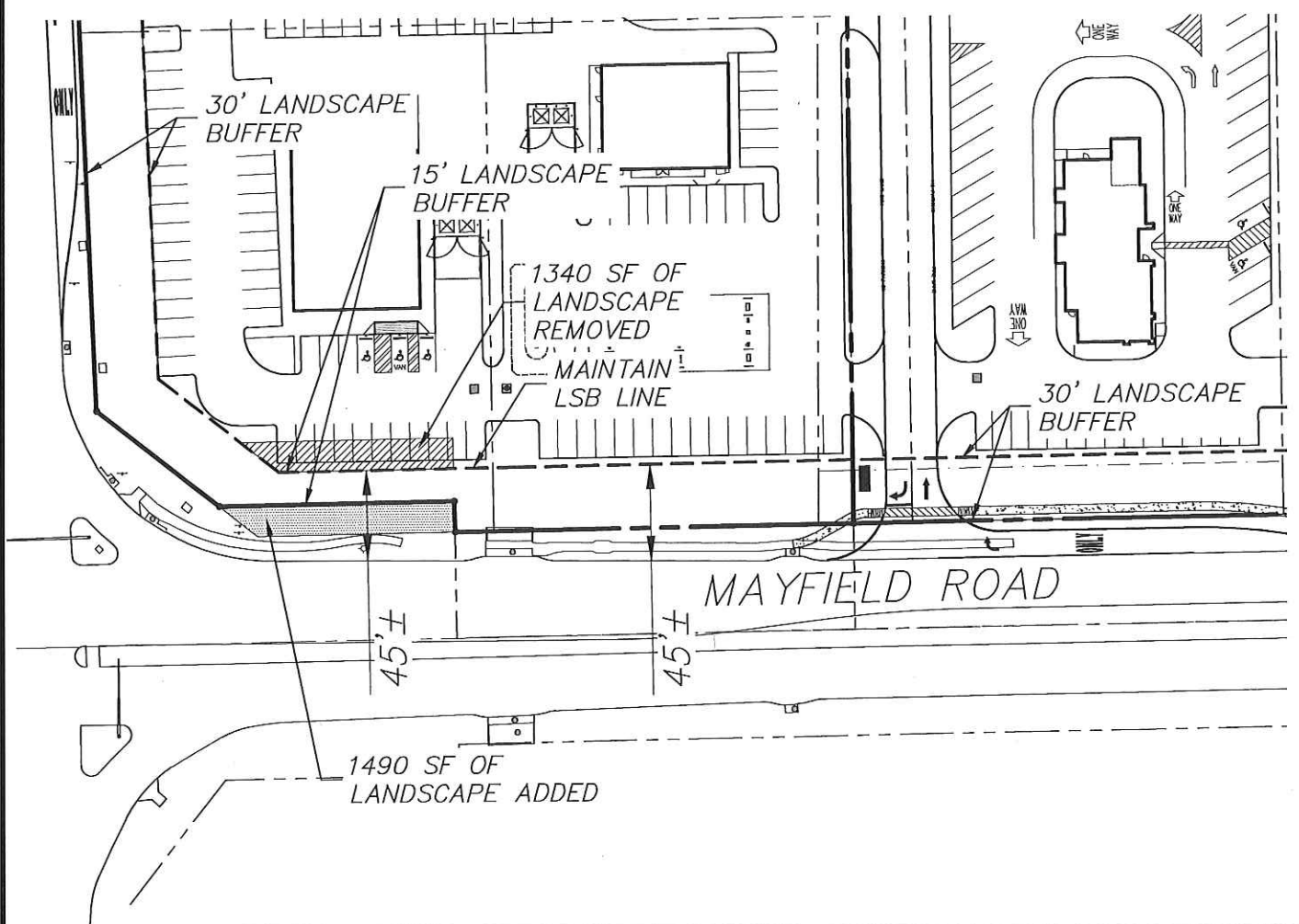
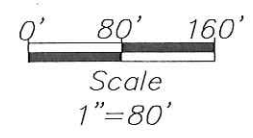
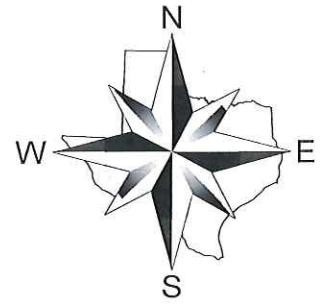


PRELIMINARY - NOT FOR CONSTRUCTION

EPIC TOWNE CROSSING  
 LANDSCAPE ZONING EXHIBIT  
 KEYMAP  
 GRAND PRAIRIE

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & ARCHITECTS  
 1700 MILLIKEN PARK DR., SUITE 200  
 GRAND PRAIRIE, ILLINOIS 60136  
 WINKELMANN ENGINEERING PROFESSIONAL NO. 122045-02  
 WINKELMANN ARCHITECTURE PROFESSIONAL NO. 122045-01  
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No.	DATE	REVISION	APPROVAL



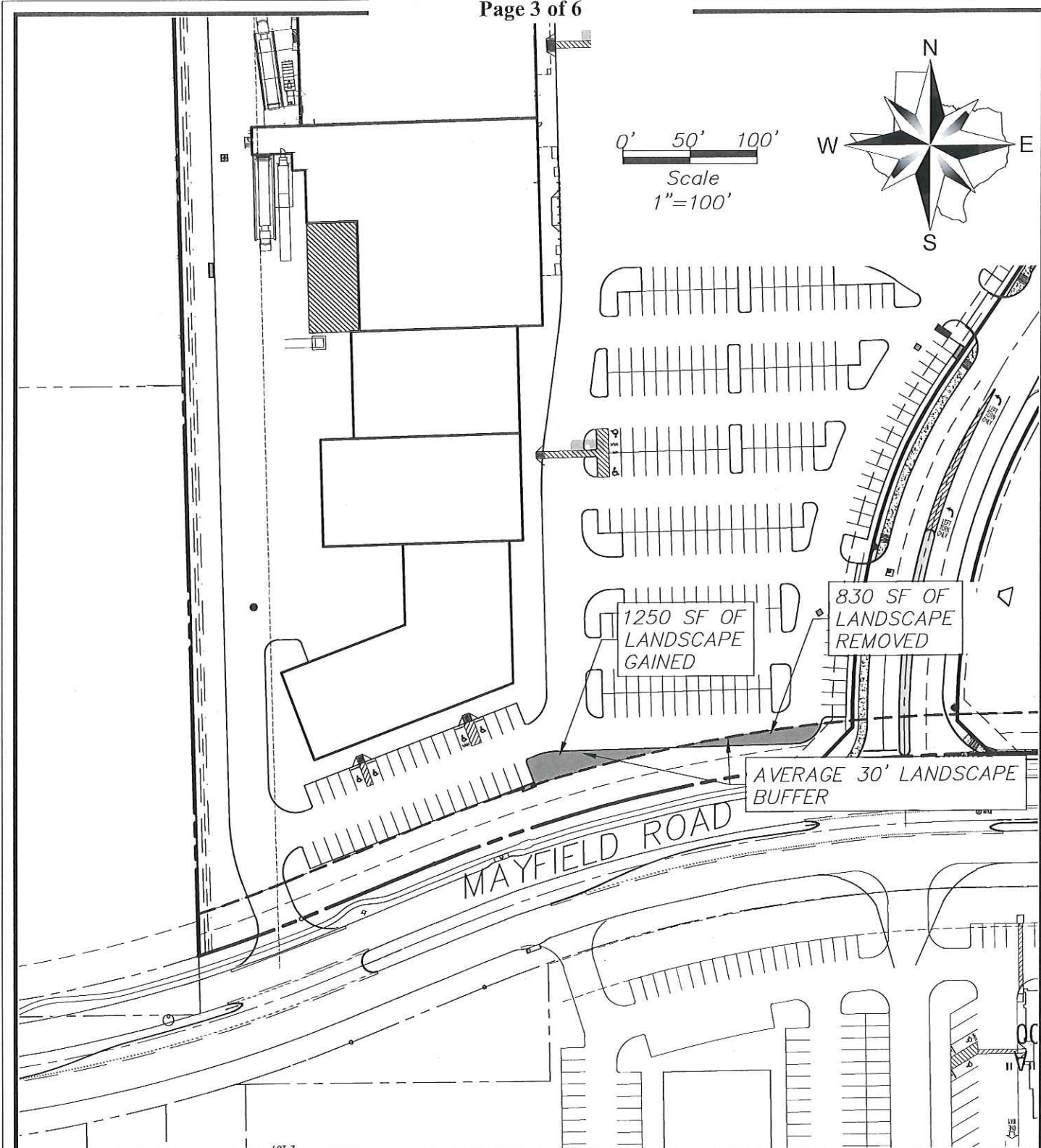
**W Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
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EPIC TOWNE CROSSING  
LANDSCAPE ZONING EXHIBIT A  
GRAND PRAIRIE

Date : 05.17.17  
Dwg. File : 25948-Landscape Zoning Exhibit



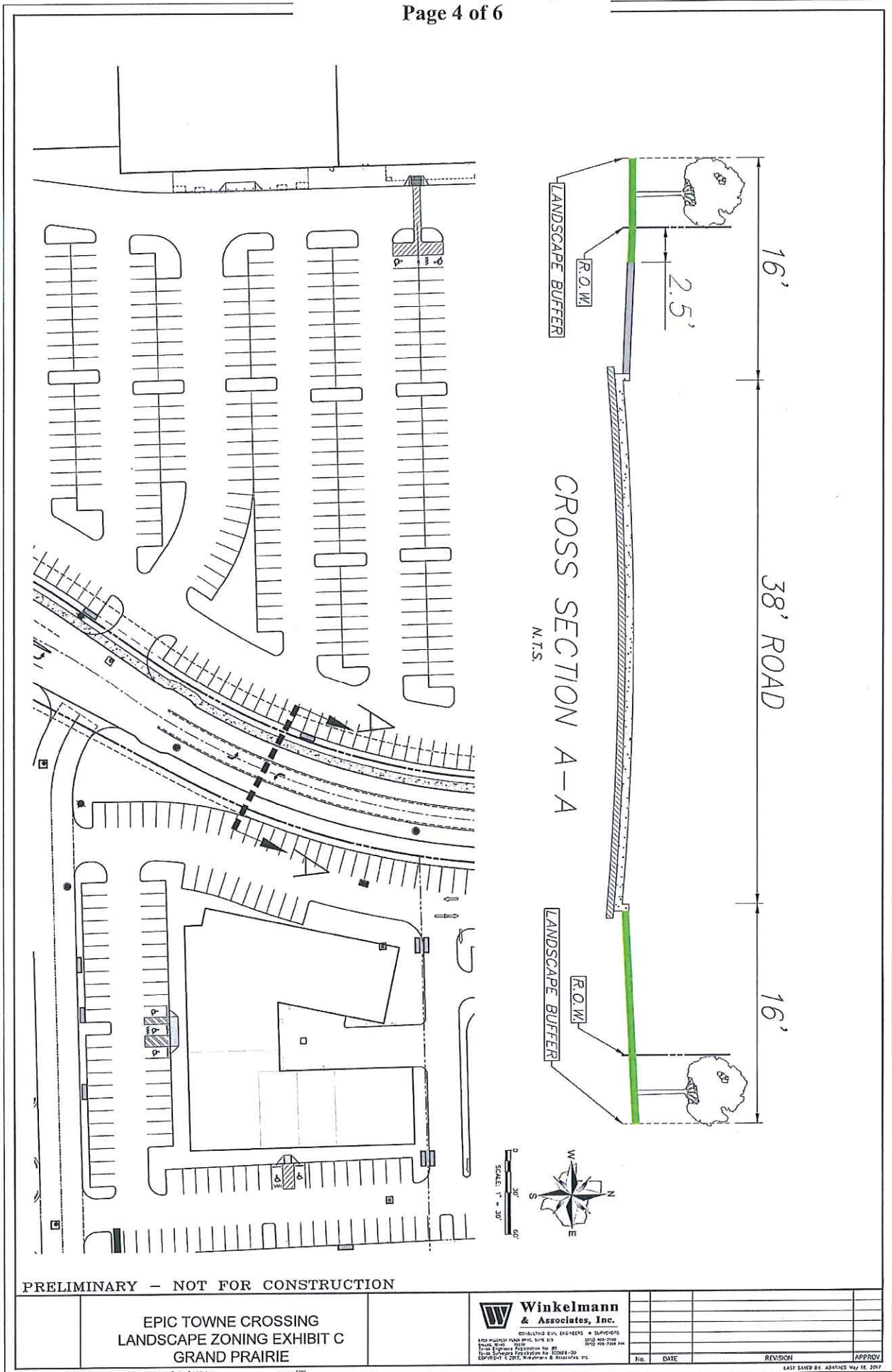
Exhibit I - Landscape Exceptions



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 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
 DALLAS, TEXAS 75230 (972) 490-7099 FAX  
 Texas Engineers Registration No. 892  
 Firm Registration/License No. 10086600 Expires 12-31-16  
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EPIC TOWNE CROSSING  
 LANDSCAPE ZONING EXHIBIT B  
 GRAND PRAIRIE

Date : 05.17.17  
 Dwg. File : 25948-Landscape Zoning Exhibit



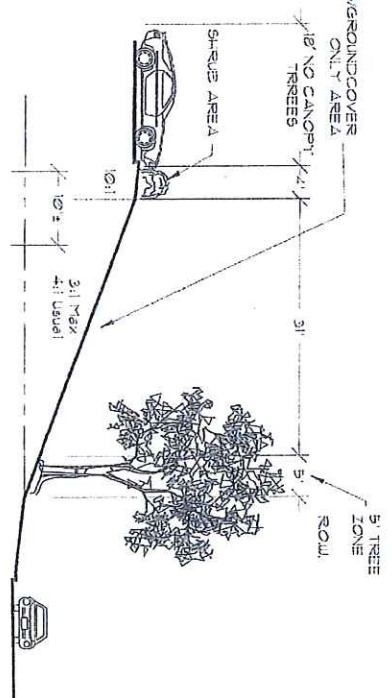
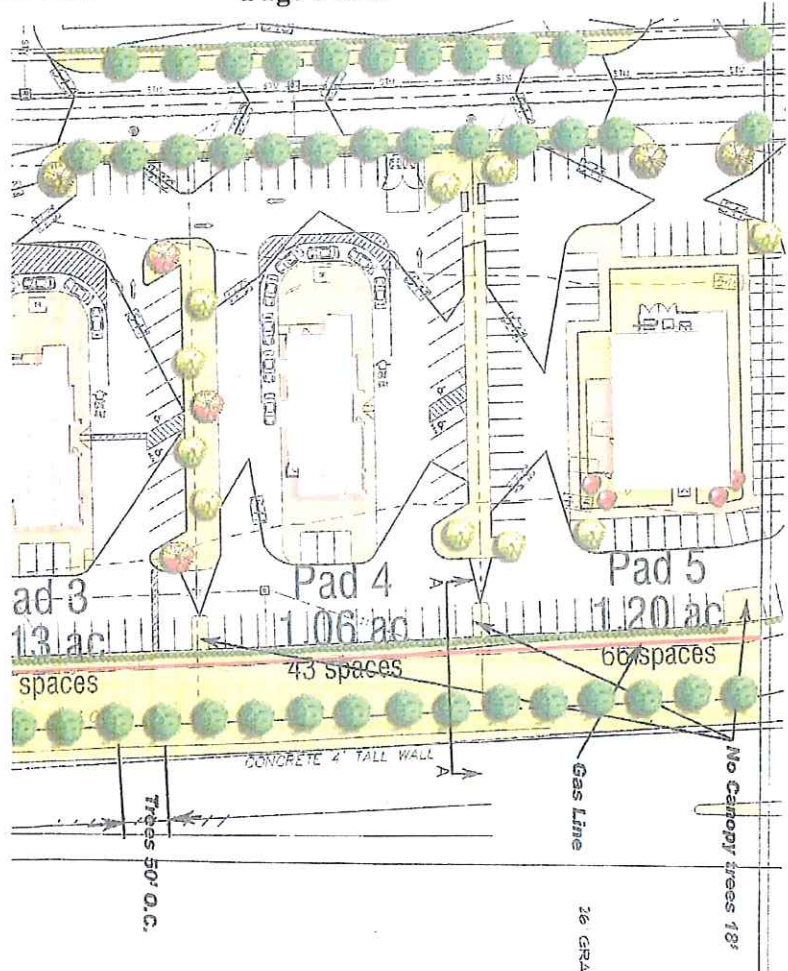
PRELIMINARY - NOT FOR CONSTRUCTION

EPIC TOWNE CROSSING  
LANDSCAPE ZONING EXHIBIT C  
GRAND PRAIRIE

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
1500 WINDSOR PLAZA, SUITE 200  
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No.	DATE	REVISION	APPROV.

Exhibit I - Landscape Exceptions  
Page 5 of 6



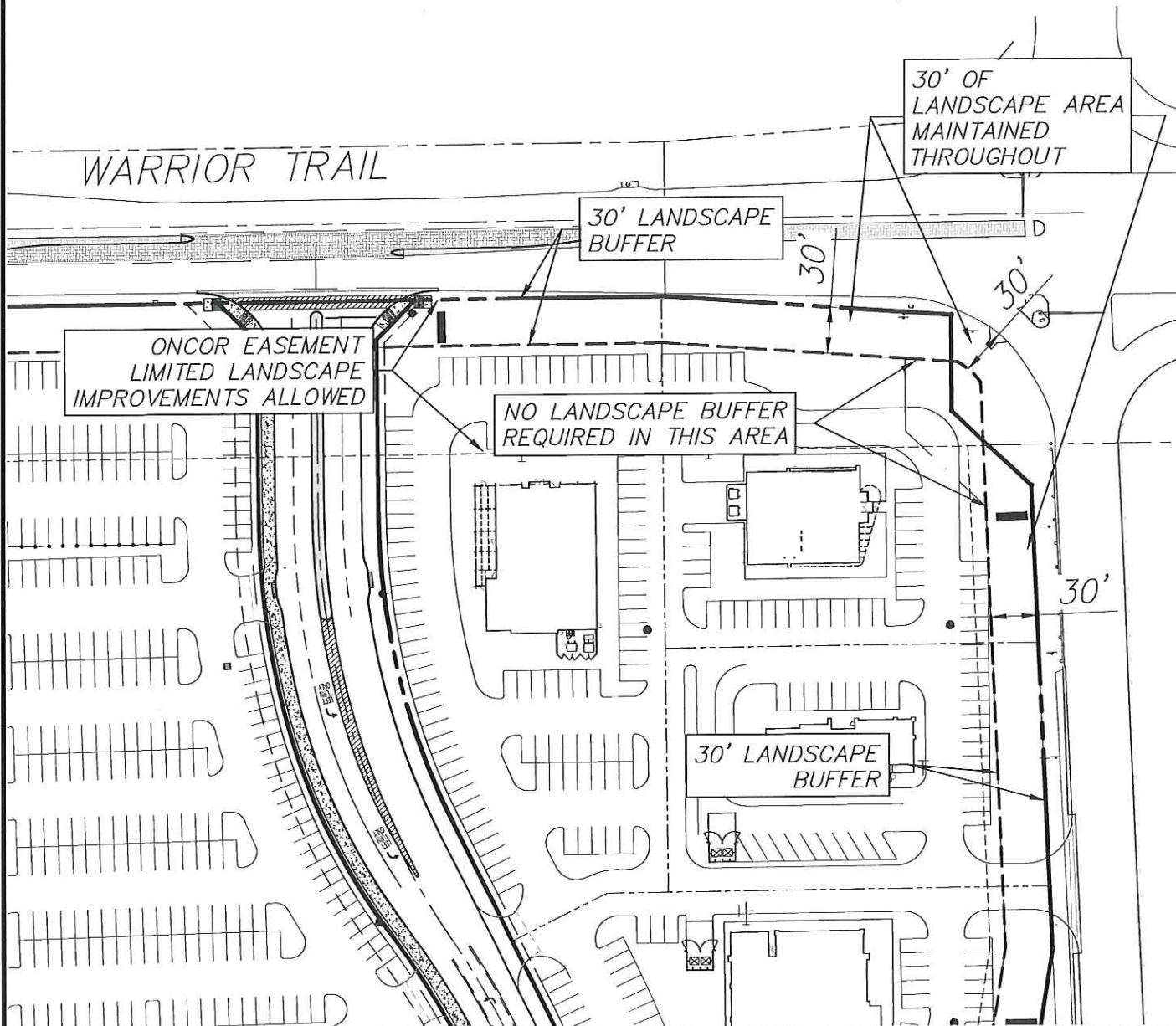
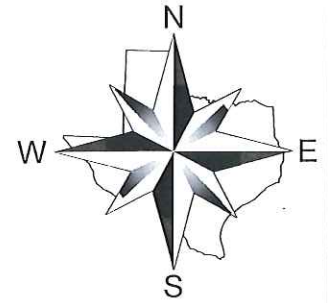
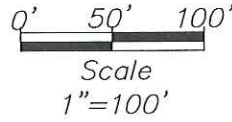
SECTION A  
1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

EPIC TOWNE CROSSING  
LANDSCAPE ZONING EXHIBIT D  
GRAND PRAIRIE

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & ARCHITECTS  
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Email: info@winkelmann.com  
WWW.WINKELMANN.COM  
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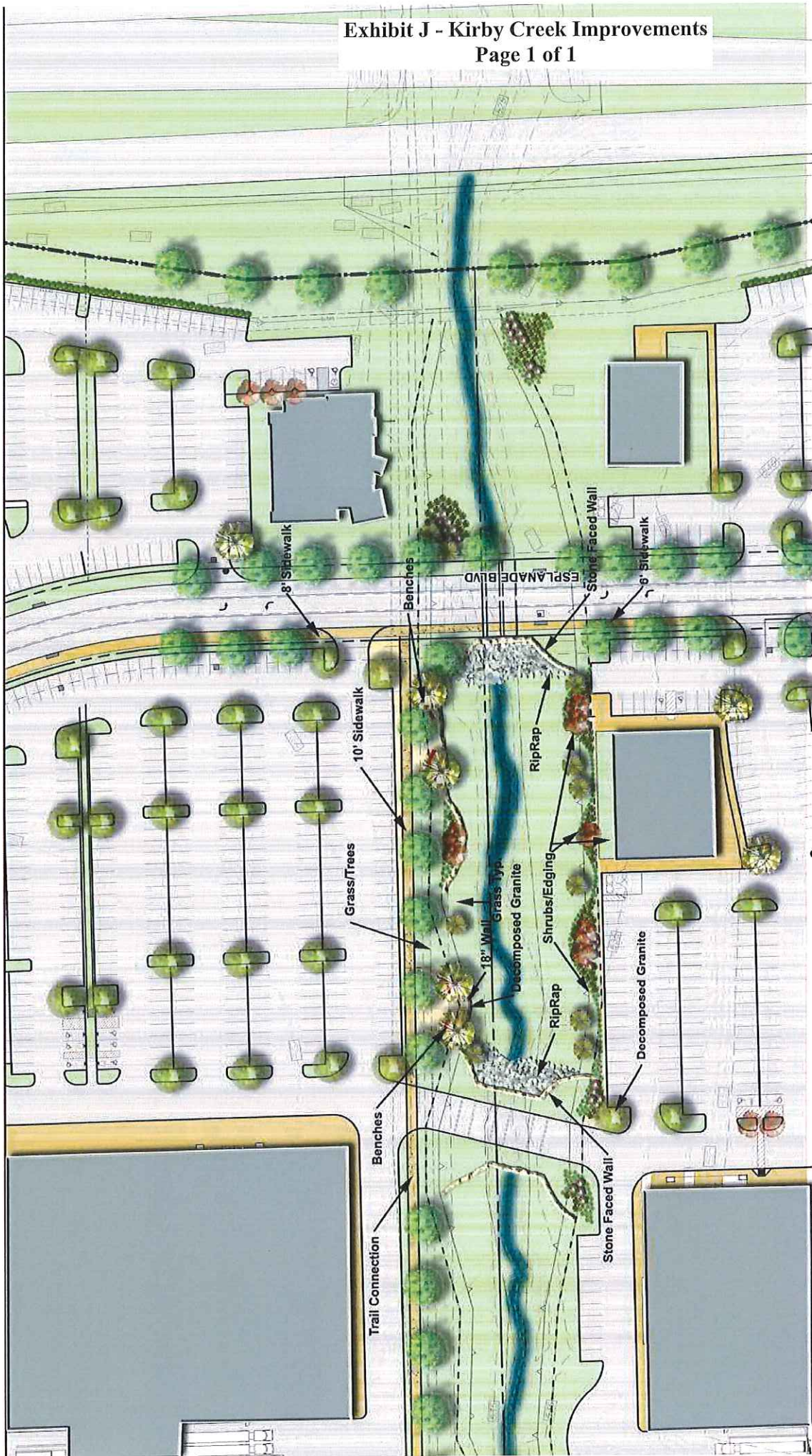


**W Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
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EPIC TOWNE CROSSING  
LANDSCAPE ZONING EXHIBIT F  
GRAND PRAIRIE

Date : 05.17.17  
 Dwg. File : 25948-Landscape Zoning Exhibit

Exhibit J - Kirby Creek Improvements  
Page 1 of 1



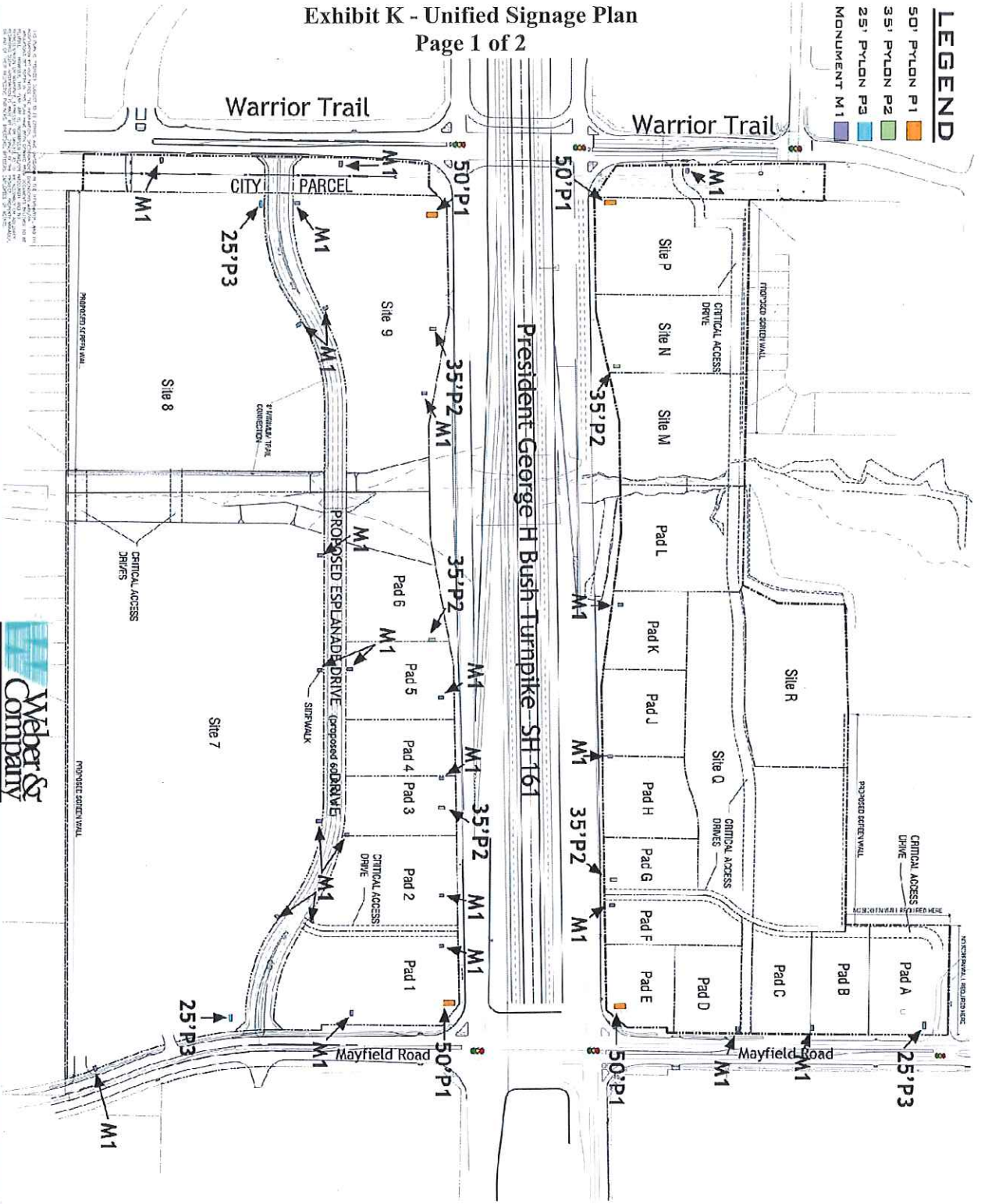
**FAIN + CUPPETT**  
LANDSCAPE ARCHITECTS, LLC  
12121 West Loop South, Suite 100  
Houston, Texas 77040  
Tel: 281.486.1111  
Fax: 281.486.1112  
www.faincuppett.com

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Exhibit K - Unified Signage Plan  
Page 1 of 2

**LEGEND**

50' Pylon P1	Orange
35' Pylon P2	Green
25' Pylon P3	Blue
MONUMENT M1	Purple



EPIC TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS



NOTE: SIGNAGE SHOWN FOR DESIGN PURPOSES  
AND MAXIMUM DIMENSIONS OF AREA.  
ACTUAL SIGNS BUILT MAY VARY ON SIZE.

**UNIFIED  
SIGN PLAN**

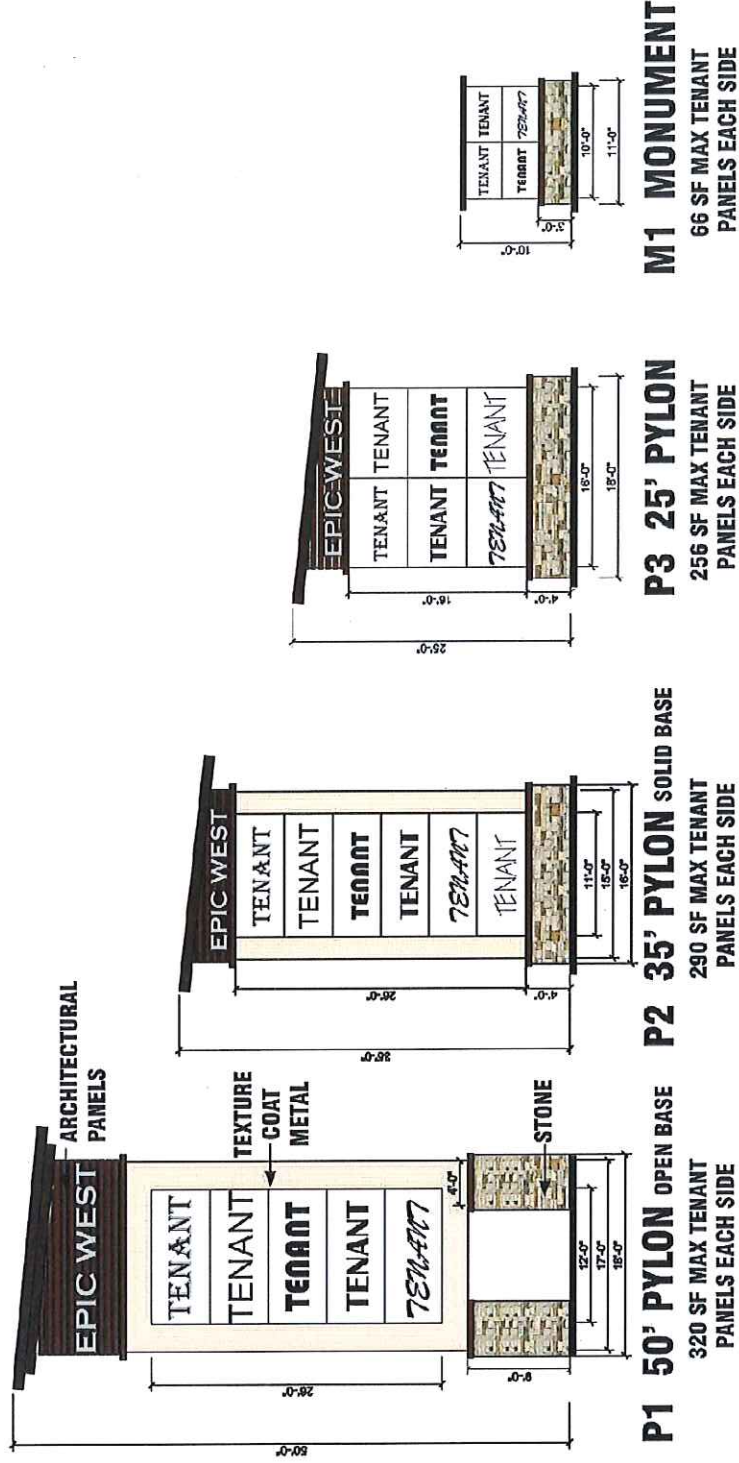


**HONGER'S** architecture planning

12000 W. 13th Street, Suite 100, Dallas, TX 75244  
 Phone: (214) 343-1111 Fax: (214) 343-1112  
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DATE: 02-28-17  
 REV 02-28-17 REV 02-28-17 REV 02-28-17  
 REV 02-10-17 REV 06-06-17 REV 06-06-17

SP-26



NOTE: SIGNAGE SHOWN FOR DESIGN PURPOSES  
AND MAXIMUM DIMENSIONS OF AREA.  
ACTUAL SIGNS BUILT MAY VARY ON SIZE  
AND PANELS SHAPE WITHIN OVERALL AREA.



**SIGNAGE CONCEPT**  
**OPTION A**

**EPIC TOWNE CROSSING**  
SH 161 at Mayfield Road Grand Prairie, TX