

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE J. MOODY SURVEY, ABSTRACT NO. 1007, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF STATE HIGHWAY 360 AND INTERSTATE HIGHWAY 20 FROM: AGRICULTURE AND PLANNED DEVELOPMENT FOR COMMERCIAL, OFFICE AND SINGLE FAMILY DETACHED SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification of Agriculture to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 27, 1983 after written Notice of such public hearing before the Zoning Commission on the proposed change in Classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification 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 Zoning Commission of the City of Grand Prairie, Texas voted 3 to 3 to recommend denial to the City Council of Grand Prairie, Texas, that the hereinafter described property not be rezoned so as to change its classification from Agriculture and Planned Development to Planned Development; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building and 7:00 o'clock p.m. on September 13, 1983 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the 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 fifteen (15) days prior to such hearing by publication in the Grand Prairie Daily News, Grand Prairie, 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 proposed rezoning; and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the property sought to be rezoned, 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 the classification of Agriculture 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 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 36 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 27th DAY OF JANUARY, 1971, 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 January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from Agriculture and Planned Development to Planned Development for Commercial, Office and Single Family Detached:

Being a 344.92 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 344.92 acre tract being portions of those certain tracts of land as described

BEGINNING at a Texas Highway Department iron rod at the northeast corner of the 436.27 acre tract as described by said deed recorded in Volume 4884, Page 889, said county records, said point being in the south line of Interstate Highway No. 20 and being by description, 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S $00^{\circ} 07' 41''$ W, 5179.8 feet along the east line of said John Moody Survey;

THENCE S $0^{\circ} 49'$ W, 766.10 feet along the east line of said survey;

THENCE N $78^{\circ} 47' 33''$ W, 571.44 feet;

THENCE N $0^{\circ} 07' 41''$ E, 1906.36 feet to a point in a curve to the right whose radius is 2632.5 feet and whose long chord bears N $77^{\circ} 46' 40''$ W, 599.24 feet;

THENCE along said curve in a northwesterly direction through a central angle of $13^{\circ} 04' 15''$ an arc length of 600.54 feet;

THENCE N $70^{\circ} 44' 02''$ W, 254.23 feet to the beginning of a curve to the right whose radius is 2642.5 feet and whose long chord bears N $59^{\circ} 57' 08''$ W, 531.30 feet;

THENCE along said curve in a northwesterly direction through a central angle of $11^{\circ} 32' 22''$ an arc length of 532.20 feet;

THENCE N $54^{\circ} 10' 57''$ W, 342.12 feet to the beginning of a curve to the left whose radius is 3157.5 feet and whose long chord bears N $68^{\circ} 58' 46''$ W, 1612.82 feet;

THENCE along said curve in a westerly direction through a central angle of $29^{\circ} 35' 39''$ an arc length of 1630.89 feet;

THENCE S $29^{\circ} 07' 41''$ W, 57.33 feet;

THENCE S $11^{\circ} 07' 41''$ W, 870.88 feet;

THENCE S $44^{\circ} 45' 00''$ E, 585.00 feet;

THENCE S $59^{\circ} 32' 15''$ W, 230.0 feet;

THENCE S $18^{\circ} 02' 15''$ W, 1215.0 feet;

THENCE S $35^{\circ} 02' 15''$ W, 544.33 feet;

THENCE N $00^{\circ} 19' 45''$ E, 1744.17 feet;

THENCE N $00^{\circ} 02' 15''$ E, 1617.75 feet to the beginning of a curve to the right whose radius is 1412.40 feet and whose long chord bears N $23^{\circ} 46' 32''$ E, 841.95 feet;

THENCE along said curve in a northeasterly direction through a central angle of $34^{\circ} 40' 55''$; an arc length of 854.95 feet;

THENCE N $41^{\circ} 15' 00''$ E, 200.00 feet to the beginning of a curve to the left whose radius is 974.93 feet and whose long chord bears N $22^{\circ} 04' 22''$ E, 635.80 feet;

THENCE along said curve in a northerly direction through a central angle of $38^{\circ} 03' 41''$ an arc length of 647.64 feet;

THENCE N $03^{\circ} 08' 00''$ E, 210.42 feet to the beginning of a curve to the right whose radius is 696.20 feet and whose long chord bears N $35^{\circ} 46' 22''$ E, 749.97 feet;

THENCE along said curve in a northeasterly direction through a central angle of $65^{\circ} 10' 43''$ an arc length of 791.98 feet to the beginning of a compound curve to the right whose radius is 2844.79 feet and whose long chord bears N $81^{\circ} 37' 30''$ E, 1305.33 feet;

THENCE along said compound curve in a northeasterly direction through a central angle of $26^{\circ} 31' 35''$ an arc length of 1317.06 feet;

THENCE S $85^{\circ} 05' 00''$ E, 1691.60 feet to the beginning of a curve to the right whose radius is 1412.40 feet and whose long chord bears S $81^{\circ} 35' 19''$ E, 179.20 feet;

THENCE along said curve in a southeasterly direction through a central angle of $6^{\circ} 59' 23''$ an arc length of 172.30 feet to the POINT OF BEGINNING SAVE AND EXCEPT a tract of land being more particularly described as follows:

COMMENCING at the Texas Highway Department iron rod which is described as the beginning point of the tract of land previously described;

THENCE S $0^{\circ} 07' 41''$ W, 3939.55 feet;

THENCE N $88^{\circ} 45' 51''$ W, 105.03 feet;

THENCE N $89^{\circ} 52' 19''$ W 210.0 feet to the beginning of a curve to the right whose radius is 2632.5 feet and whose long chord bears N $80^{\circ} 33' 26''$ W, 852.18 feet;

THENCE along said curve in a northwesterly direction through a central angle of $18^{\circ} 37' 46''$ an arc length of 855.94 feet;

THENCE $N 70^{\circ} 44' 02''$ W, 254.23 feet to the beginning of a curve to the right whose radius is 2642.50 feet and whose long chord bears $N 59^{\circ} 57' 08''$ W, 531.30 feet;

THENCE along said curve in a northwesterly direction through a central angle of $11^{\circ} 32' 22''$ an arc length of 532.20 feet;

THENCE $N 54^{\circ} 10' 57''$ W, 342.12 feet to the beginning of a curve to the left whose radius is 3157.5 feet and whose long chord bears $N 60^{\circ} 39' 54''$ W, 712.95 feet;

THENCE along said curve in a westerly direction through a central angle of $12^{\circ} 57' 54''$ an arc length of 714.48 feet;

THENCE $N 20^{\circ} 35' 02''$ E, 85.06 feet to the POINT OF BEGINNING of the tract of land herein described:

THENCE $N 20^{\circ} 35' 02''$ E, 241.00 feet to the beginning of a curve to the left whose radius is 600.00 feet and whose long chord bears $N 10^{\circ} 21' 22''$ E, 213.08 feet;

THENCE along said curve in a northwesterly direction through a central angle of $20^{\circ} 27' 21''$, an arc length of 214.21 feet;

THENCE $N 0^{\circ} 07' 41''$ E, 883.52 feet;

THENCE $N 89^{\circ} 52' 19''$ W, 386.91 feet;

THENCE $S 29^{\circ} 07' 41''$ W, 1247.33 feet to a point in a curve to the right whose radius is 3242.5 feet and whose long chord bears $S 75^{\circ} 10' 30''$ E, 898.98 feet;

THENCE along said curve in a southeasterly direction through a central angle of $15^{\circ} 56' 12''$, an arc length of 901.88 feet to the POINT OF BEGINNING, said tract of land containing a total of 344.92 acres of land.

II. COMMERCIAL - TRACTS 1, 5 & 6

1. BOUNDARY DESCRIPTIONS:

TRACT 1 as shown on the site plan attached hereto as Exhibit "A" and being ~~more~~ particularly described as follows:

Being a 91.05 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 91.05 acre tract being a portion of that certain 436.27 acre tract of land as described by deed and recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 91.05 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of a 436.27 acre tract, said point being in the south line of Interstate Highway No. 20 and being by description 215.91 feet south of the northeast corner of said John Moody Survey said point of commencing being the identical point of beginning;

THENCE $S 00^{\circ} 07' 41''$ W, 1430.00 feet along the east line of said John Moody Survey to a point;

THENCE N 89° 52' 19" W, 320.16 feet to the beginning of a curve to the right whose radius is 1,727.06 feet and whose long chord bears S 73° 45' 05" E, 959.36 feet;

THENCE along said curve in a northwesterly direction through a central angle of 32° 14' 27", an arc length of 972.14 feet;

THENCE N 57° 37' 19" W, 150.25 feet to the beginning of a curve to the left whose radius is 1700.00 feet and whose long chord bears N 73° 44' 49" W, 944.29 feet;

THENCE along said curve in a northwesterly direction through a central angle of 32° 15' 00", an arc length of 956.88 feet;

THENCE N 89° 52' 19" W, 1317.81 feet;

THENCE N 03° 08' 00" E, 185.00 feet to the beginning of a curve to the right whose radius is 696.02 feet and whose long chord bears N 35° 46' 22" E, 749.97 feet;

THENCE along said curve in a northeasterly direction through a central angle of 65° 10' 43", an arc length of 791.98 feet to the beginning of a curve to the right whose radius is 2844.79 feet and whose long chord bears N 81° 37' 30" E, 1305.33 feet;

THENCE S 85° 05' 00" E, 1691.60 feet to the POINT OF BEGINNING and containing 91.05 acres of land, more or less.

TRACT 5 as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

Being a 46.70 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 46.70 acre tract being a portion of that certain 436.27 acre tract of land as described by deed and recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 46.70 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of said 436.27 acre tract, said point being in the south line of Interstate Highway 20 and being by description 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S 00° 07' 41" W, 1430.0 feet along the east line of said John Moody Survey;

THENCE N 89° 52' 19" W, 320.16 feet to the beginning of a curve to the right whose radius is 1727.06 feet and whose long chord bears N 73° 45' 05" W, 959.36 feet;

THENCE along said curve in a northwesterly direction through a central angle of 32° 14' 27", an arc length of 972.14 feet;

THENCE N 57° 37' 19" W, 150.25 feet to the beginning of a curve to the left whose radius is 1700.00 feet and whose long chord bears N 73° 44' 49" W, 944.29 feet;

THENCE along said curve in a northwesterly direction through a central angle of 32° 15' 00", an arc length of 956.88 feet;

THENCE N 89° 52' 19" W, 334.32 feet to the POINT OF BEGINNING of the herein described tract;

THENCE S 29° 07' 41" W, 2183.78 feet;

THENCE S 11° 07' 41" W, 870.88 feet;

THENCE N 44° 45' 00" W, 1248.23 feet;

THENCE N 00° 02' 15" E, 750.00 feet to the beginning of a curve to the right whose radius is 1412.04 feet and whose long chord bears N 23° 46' 42" E, 841.95 feet;

THENCE along said curve in a northeasterly direction through a central angle of 34° 40' 55", an arc length of 854.95 feet;

THENCE N 41° 15' 00" E, 200.00 feet to the beginning of a curve to the left whose radius is 974.93 feet and whose long chord bears N 22° 04' 22" E, 635.08 feet;

THENCE along said curve in a northeasterly direction through a central angle of 38° 03' 41", an arc length of 647.64 feet;

THENCE N 03° 08' 00" E, 25.42 feet;

THENCE S 89° 52' 19" E, 983.49 feet to the POINT OF BEGINNING and containing 46.70 acres of land, more or less.

THENCE S 00° 07' 41" W, 1430.00 feet along the east line of said John Moody Survey;

Being a 25.80 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 25.80 acre tract being a portion of that certain 436.27 acre tract of land as described by deed and recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 25.80 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of said 436.27 acre tract, said point being in the south line of Interstate Highway 20 and being by description 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S 00° 07' 41" W, 1430.00 feet along the east line of said John Moody Survey;

THENCE N 89° 52' 19" W, 320.16 feet to the beginning of a curve to the right whose radius is 1727.06 feet and whose long chord bears N 73° 45' 05" W, 959.36 feet;

THENCE along said curve in a northwesterly direction through a central angle of 32° 14' 27", an arc length of 972.14 feet;

THENCE N 57° 37' 19" W, 150.25 feet to the beginning of a curve to the left whose radius is 1700.00 feet and whose long chord bears N 73° 44' 49" W, 944.29 feet;

THENCE along said curve in a northwesterly direction through a central angle of 32° 15' 00", an arc length of 956.88 feet;

THENCE N 89° 52' 19" W, 334.32 feet;

THENCE S 29° 07' 41" W, 2183.78 feet;

THENCE S 11° 07' 41" W, 870.88 feet to the POINT OF BEGINNING of the herein described tract;

THENCE S 44° 45' 00" E, 585.00 feet;

THENCE S 59° 32' 15" W, 230.00 feet;

THENCE S 18° 02' 15" W, 1215.00 feet;

THENCE S 35° 02' 15" W, 544.33 feet;

THENCE N 00° 19' 45" E, 1744.17 feet;

THENCE N 00° 02' 15" E, 867.75 feet;

THENCE S 44° 45' 00" E, 1248.23 feet to the POINT OF BEGINNING and containing 25.80 acres of land, more or less.

2. PERMITTED USES FOR THE DEVELOPMENT OF COMMERCIAL TRACTS:

A. Primary Residential Uses:

Community Unit Development, Hotel or Motel, or Condo - High Rise.

B. Educational, Institutional and Special Uses:

Airport, Heliport or Landing Field, Church and Rectory, Private Primary or Secondary School, Day Nursery or Kindergarten School, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Park, Playground or Public Community Center, Residence Home for Aged, School (Public or Parochial), or Tennis or Swim Club.

C. Utility, Accessory and Incidental Uses:

Accessory Building, Electrical Transmission Line, Field or Construction Office (Temporary), Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Private Club, Swimming Pool, or Telephone Exchange.

D. Sign and Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Outdoor Advertising, Commercial Signs, Official Signs, or Political Signs.

E. Retail and Service Type Uses:

Antique Shop, Bakery or Confectionery Shop (Retail), Cleaning and Pressing (Small Shop and Pickup), Custom Personal Service Shop, Discount Variety or Department Store, Drapery, Needlework or Weaving Shop, Florist or Garden Shop, Greenhouse or Plant Nursery (Retail), Handcraft Shop, or Household Appliance Service and Repair.

F. Retail and Service Type Uses:

Laundry Cleaning Self Services, Mimeograph, Stationery or Letter Store, Mortuary or Funeral Parlor, Furniture or Appliance Store, Office, Professional or Administrative, Pet Shop, Restaurant or Cafeteria without Drive-In Service, Restaurant with Drive-In Service, Studio for Photographer, Musician or Artist, Theater (Indoor), Tool Rental, Office Showrooms, Institutions, Retail Sales, or Office Sales.

G. Automobile and Related Service Uses:

Auto Sales with repairs conducted totally within a building, Gasoline Service Station, Carwash or Car Care Center, New Auto Part Sales Store, Seat Cover and Muffler Installation Shop, New Dealership (in open) with or without Used Car Sales as an accessory use, Trailer Rental or Sales (Accessory Use Only).

H. Commercial Type Uses:

Building Material Sales (Retail Inside Building), Commercial Amusements (Indoors), Commercial Amusements (Outdoors), On-Off Premises Sale Alcoholic Beverages, Scientific or Research Laboratories, Trade or Commercial School, Veterinarian Office Only (No outside Pens), Wholesale Office and Sample Room, Storage or Sales Warehouse - Commercial (Accessory Use to Retail Sales), or Amusement Devices.

3. AREA REQUIREMENTS:

A. Minimum front yard	25 feet plus 1/2 of building height over 36 feet
B. Minimum side yard	0 feet plus 1/2 of building height over 36 feet
C. Minimum side yard when abutting residential	10 feet plus 1/2 of building height over 36 feet
D. Minimum rear yard	0 feet plus 1/2 of building height over 36 feet
E. Minimum rear yard when abutting residential	22 feet plus 1/2 of building height over 36 feet
F. Maximum height	10 stories provided floor area ratio does not exceed 2:1
G. Maximum floor area ratio	10:1

4. PARKING REQUIREMENTS:

Parking requirements are to be in accordance with the parking requirements established for the Commercial Zoning District of zoning ordinance 2299.

5. OFF-STREET LOADING SPACE:

Off-street loading space shall be provided in accordance with Section C-2021, Commercial Zoning District of zoning ordinance 2299.

III. OFFICE - TRACT 2

1. BOUNDARY DESCRIPTION:

TRACT 2 as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

Being a 46.17 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 46.17 acre tract being a portion of that certain 436.27 acre tract of land as described by deed and recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 46.17 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of said 436.27 acre tract, said point being in the south line of Interstate Highway 20 and being by description 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S $00^{\circ} 07' 41''$ W, 2049.05 feet along the east line of said John Moody Survey to the POINT OF BEGINNING of the herein described tract;

THENCE S $89^{\circ} 52' 19''$ W, 215.55 feet to the beginning of a curve to the left whose radius is 480.00 feet and whose long chord bears S $79^{\circ} 23' 55''$ W, 178.72 feet;

THENCE along said curve in a southwesterly direction through a central angle of $21^{\circ} 27' 31''$, an arc length of 179.77 feet;

THENCE S $68^{\circ} 40' 10''$ W, 59.48 feet to the beginning of a curve to the right whose radius is 245.00 feet and whose long chord bears S $79^{\circ} 23' 55''$ W, 91.22 feet;

THENCE along said curve in a southwesterly direction through a central angle of $21^{\circ} 27' 31''$, an arc length of 91.76 feet;

THENCE N $89^{\circ} 52' 19''$ W, 134.45 feet to the beginning of a curve to the right whose radius is 270.00 feet and whose long chord bears N $79^{\circ} 29' 46''$ W, 97.26 feet;

THENCE along said curve in a northwesterly direction through a central angle of $20^{\circ} 45' 07''$, an arc length of 97.79 feet;

THENCE N $69^{\circ} 07' 12''$ W, 99.33 feet to the beginning of a curve to the left whose radius is 665.00 feet and whose long chord bears N $79^{\circ} 29' 46''$ W, 239.54 feet;

THENCE along said curve through a central angle of $20^{\circ} 45' 07''$, an arc length of 240.86 feet;

THENCE N 89° 52' 19" W, 180.24 feet;

THENCE N 00° 07' 41" E, 210.00 feet;

THENCE N 89° 52' 19" W, 280.00 feet;

THENCE N 56° 40' 00" W, 305.05 feet to the beginning of a curve to the left whose radius is 850.00 feet and whose long chord bears N 73° 16' 10" W, 485.75 feet;

THENCE along said curve in a northwesterly direction through a central angle of 33° 12' 19", an arc length of 492.61 feet;

THENCE N 89° 52' 19" W, 715.08 feet;

THENCE N 29° 07' 41" E, 787.06 feet;

THENCE S 89° 52' 19" E, 334.32 feet to the beginning of a curve to the right whose radius is 1700.00 feet and whose long chord bears S 73° 44' 49" E, 944.29 feet;

THENCE along said curve in a southeasterly direction through a central angle of 32° 15' 00", an arc length of 956.88 feet;

THENCE S 57° 37' 19" E, 150.25 feet to the beginning of a curve to the left whose radius is 1727.6 feet and whose long chord bears S 73° 45' 05" E, 959.36 feet;

THENCE along said curve through a central angle of 32° 14' 27", an arc length of 972.14 feet;

THENCE S 89° 52' 19" E, 320.16 feet to the POINT OF BEGINNING and containing 46.17 acres of land, more or less.

2. PERMITTED USES FOR THE DEVELOPMENT OF AN OFFICE TRACT:

A. Primary Residential Uses:

Community Unit Development, Hotel or Motel, or Condo - High Rise.

B. Educational, Institutional and Special Uses:

Airport, Heliport or Landing Field, Church and Rectory, Private Primary or Secondary School, Day Nursery or Kindergarten School, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Park, Playground or Public Community Center, Residence Home for Aged, School (Public or Parochial), or Tennis or Swim Club.

C. Utility, Accessory and Incidental Uses:

Accessory Building, Electrical Transmission Line, Field or Construction Office (Temporary), Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Swimming Pool (Private), Telephone Exchange, or Private Club.

D. Sign and Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Outdoor Advertising, Commercial Signs, Official Signs, or Political Signs.

E. Retail and Service Type Uses:

Office (Professional and Administrative), Restaurant or Cafeteria without drive-in Service, Studio for Photographer, Musician or Artist, Theater (Indoor), Office Showrooms, Institutions, Retail Sales (Accessory to Office Use or Contained in Office Building), or Office Sales.

F. Commercial Type Uses:

Scientific or Research Laboratories, Wholesale Office and Sample Room (Accessory to Office Use or Contained in Office Building).

3. AREA REQUIREMENTS:

A. Minimum front yard	25 feet plus 1/2 of building height over 36 feet
B. Minimum side yard	0 feet plus 1/2 of building height over 36 feet
C. Minimum side yard when abutting residential	10 feet plus 1/2 of building height over 36 feet
D. Minimum rear yard	0 feet plus 1/2 of building height over 36 feet
E. Minimum rear yard when abutting residential	22 feet plus 1/2 of building height over 36 feet
F. Maximum height	3 stories or up to 20 stories with additional setback as per section C-1522 of zoning ordinance 2299.

4. PARKING REQUIREMENTS:

Parking requirements are to be in accordance with the parking requirements established for the Office Zoning District of zoning ordinance 2299.

5. OFF-STREET LOADING SPACE:

THENCE S 69° 07' 12" E, 99.33 feet to the beginning of a curve to the left whose radius is 270.00 feet and whose long chord bears S 79° 29' 46" E, 97.26 feet;

THENCE along said curve in a southeasterly direction through a central angle of 20° 45' 07", an arc length of 97.79 feet;

THENCE S 89° 52' 19" E, 134.45 feet to the beginning of a curve to the left whose radius is 245.00 feet and whose long chord bears N 57° 56' 25" E, 91.22 feet;

THENCE along said curve in a northeasterly direction through a central angle of 21° 27' 31", an arc length of 91.76 feet;

THENCE N 68° 40' 10" E, 59.48 feet to the beginning of a curve to the right whose radius is 480.00 feet and whose long chord bears N 57° 56' 25" E, 178.72 feet;

THENCE along said curve in a northeasterly direction through a central angle of 21° 27' 31", an arc length of 179.77 feet;

THENCE S 89° 52' 19" E, 215.55 feet to the POINT OF BEGINNING and containing 54.558 acres of land, more or less.

TRACT 3B as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

Being a 25.460 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 25.460 acre tract being a portion of that certain 436.27 acre tract of land as described by deed and recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 25.460 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of said 436.27 acre tract, said point being in the south line of Interstate Highway 20 and being by description 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S 00° 07' 41" W, 3939.55 feet along the east line of said John Moody Survey to the POINT OF BEGINNING of the herein described tract;

THENCE S 00° 07' 41" W, 1240.25 feet;

THENCE S 00° 49' 00" W, 766.10 feet;

THENCE N 78° 47' 33" W, 571.44 feet;

THENCE N 00° 07' 41" E, 1906.36 feet to the beginning of a non-tangent curve to the left whose radius is 2632.50 feet and whose long chord bears S 87° 05' 34" E, 255.29 feet;

THENCE along said curve in a southeasterly direction through a central angle of 5° 33' 31", an arc length of 255.40 feet;

THENCE S 89° 52' 19" E, 210.00 feet;

THENCE S 88° 45' 51" E, 105.03 feet to the POINT OF BEGINNING and containing 25.460 acres of land, more or less.

7 EXHIBIT 7 ORIGINAL USES:

A. All uses as provided under Single-Family Dwelling (SF-1) District in Section B-100 of this ordinance.

B. One single-family detached residential dwelling on an individual lot of record.

C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale and or construction of the lots.

D. Paved automobile parking areas which are necessary to the uses permitted in this district.

E. Customary home occupations as defined in Section B-800 of this ordinance.

F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.

B. Private nurseries, greenhouses, swimming pools, spas or saunas and gardens as an accessory to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

A. Any building erected or land used for other than one or more of the preceding specified uses.

B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.

D. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

A. Minimum Lot Area

<u>Tract</u>	<u>Percentage of Lots</u>	<u>Minimum Lot Size</u>
3A	82%	6820 square feet
	18%	7700 square feet
3B	82%	6820 square feet
	18%	7700 square feet

B. Minimum Required Floor Area

<u>Tract</u>	<u>Percentage of Lots</u>	<u>Minimum Square Footage Per Dwelling</u>
3A	50%	1600 square feet and up
	50%	1400 to 1599 square feet
	70%	1600 square feet and up on first two tiers of lots as shown on Exhibit "C"
	30%	1400 to 1599 square feet and up on first two tiers of lots as shown on Exhibit "C"
3B	50%	1600 square feet and up
	50%	1400-1599 square feet
	70%	1600 square feet and up on first two tiers of lots as shown on Exhibit "D"
	30%	1400 to 1599 square feet and up on first two tiers of lots as shown on Exhibit "D"

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

- C. Minimum Lot Width 65 feet at
front setback
- D. Minimum Lot Depth 105 feet
- E. Minimum depth of front setback 25 feet
- F. Minimum Depth of rear setback
 - 1. Without alley 10 feet
 - 3 2. With alley 20 feet
- G. Minimum sideyard
 - 1. Internal lot 5 feet
 - 2. Side yard setback abutting a street 15 feet
- H. Minimum distance from the public right-of-way
to the entrance to a garage or unenclosed
carport for rear or side setbacks. 18 feet
- I. Minimum required masonry content:

All single-family detached residential structures shall have a first floor containing at least seventy-five percent (75%) of the total exterior walls excluding garage doors, doors, windows and trim, to be constructed of standard size full-width brick or stone, unless otherwise approved by the City Council.

J. Height and Area Regulations:

- 1. Maximum allowable lot coverage 35 percent
- 2. Maximum height of structures 2 stories

K. Minimum number of off-street parking spaces required for:

1. Single-family detached residential dwellings shall include a two car garage with a double width drive (18 feet minimum)

2. All other uses: As provided by applicable sections of this ordinance.

V. SINGLE FAMILY RESIDENTIAL DETACHED,
6000 SQUARE FOOT LOTS - TRACT 3C

1. BOUNDARY DESCRIPTION:

TRACT 3C as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

Being a 55.177 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 55.177 acre tract being a portion of that certain 436.27 acre tract of land as described by deed to Murry Gruber, Trustee and recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 55.177 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of said 55.177 acre tract, said point being at the intersection of the south line of Interstate Highway No. 20 with the east line of Martin Barnes Road, said point also being by description 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S 00° 07' 41" W, 2049.50 feet;

THENCE N 89° 52' 19" W, 215.55 feet to the beginning of a curve to the left whose radius is 480.00 feet and whose long chord bears S 79° 23' 56" W, 178.72 feet;

THENCE along said curve in a southwesterly direction through a central angle of 21° 27' 31", an arc length of 179.77 feet;

THENCE S 68° 40' 10" W, 59.48 feet to the beginning of a curve to the right whose radius is 245.00 feet and whose long chord bears S 79° 23' 56" W, 91.22 feet;

THENCE along said curve in southwesterly direction through a central angle of 21° 27' 31", an arc length of 91.76 feet;

THENCE N 89° 52' 19" W, 134.45 feet to the beginning of a curve to the right whose radius is 270.00 feet and whose long chord bears N 79° 50' 00" W, 97.26 feet;

THENCE along said curve in a northwesterly direction through a central angle of 20° 45' 07", an arc length of 97.79 feet;

THENCE N 69° 07' 12" W, 99.33 feet to the beginning of a curve to the left whose radius is 665.00 feet and whose long chord bears N 79° 29' 46" W, 239.54 feet;

THENCE N 89° 52' 19" W, 180.24 feet to the POINT OF BEGINNING of the herein described tract;

THENCE S 00° 07' 41" W, 1098.84 feet to the beginning of a

curve to the left whose radius is 817.50 feet and whose long chord bears S 12° 33' 19" W, 351.86 feet;

THENCE along said curve in a southwesterly direction through a central angle of 24° 51' 18", an arc length of 354.63 feet;

THENCE S 24° 58' 59" W, 248.34 feet to the beginning of a non-tangent curve to the right whose radius is 2642.50 feet and whose long chord bears N 59° 14' 37" W, 466.22 feet;

THENCE along said curve in a northwesterly direction through a central angle of 10° 07' 19", an arc length of 466.83 feet;

THENCE N 54° 10' 57" E, 342.12 feet to the beginning of a curve to the left whose radius is 3157.50 feet and whose long chord bears N 68° 58' 46" W, 1612.82 feet;

THENCE along said curve in a northwesterly direction through a central angle of 29° 35' 38", an arc length of 1630.89 feet;

THENCE N 29° 07' 41" E, 92.06 feet to the beginning of a curve to the right whose radius is 3242.50 feet and whose long chord bears S 75° 10' 30" E, 898.98 feet;

THENCE along said curve in a southeasterly direction through a central angle of 15° 56' 11", an arc length of 901.88 feet;

THENCE N 20° 35' 02" E, 241.00 feet to the beginning of a curve to the left whose radius is 600.00 feet and whose long chord bears N 10° 21' 22" E, 213.08 feet;

THENCE along said curve in a northeasterly direction through a central angle of 20° 27' 21", an arc length of 214.21 feet;

THENCE N 00° 07' 41" E, 883.52 feet;

THENCE S 89° 52' 19" E, 328.89 feet to the beginning of a curve to the right whose radius is 850.00 feet and whose long chord bears S 73° 16' 10" E, 485.75 feet;

THENCE along said curve in a southeasterly direction through a central angle of 33° 12' 19", an arc length of 492.61 feet;

THENCE S 56° 40' 00" E, 305.50 feet;

THENCE S 89° 52' 19" E, 280.00 feet;

THENCE S 00° 07' 41" W, 210.00 feet to the POINT OF BEGINNING and containing 55.177 acres of land, more or less.

2. PERMITTED PRINCIPAL USES:

A. All uses as provided under Single-Family Dwelling (SF-1) District in Section B-100 of this ordinance.

B. One single-family detached residential dwelling on an individual lot of record.

C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale and on construction of the lots.

D. Paved automobile parking areas which are necessary to the uses permitted in this district.

E. Customary home occupations as defined in Section B-800 of this ordinance.

F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.

B. Private nurseries, greenhouses, swimming pools, spas or saunas and gardens as an accessory to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

A. Any building erected or land used for other than one or more of the preceding specified uses.

B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.

D. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

A. Minimum Lot Area 6,000 square feet

B. Minimum Required Floor Area

<u>Percentage of Lots</u>	<u>Minimum Square Footage Per Dwelling</u>
50%	1600 square feet and up
50%	1400 to 1599 square feet

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

C. Minimum Lot Width 56.6 feet

D. Minimum Lot Depth 106 feet

E. Minimum depth of front setback 25 feet

F. Minimum Depth of rear setback

1. Without alley 10 feet
2. With alley 20 feet

G. Minimum sideyard

1. Internal lot 5 feet
2. Side setback abutting a street 15 feet

- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport for rear and side setbacks. 18 feet

I. Minimum required masonry content:

All single-family detached residential structures shall have a first floor containing at least seventy-five percent (75%) of the total exterior walls excluding garage doors, doors, windows and trim, to be constructed of standard size full-width brick or stone, unless otherwise approved by the City Council.

J. Height and Area Regulations:

1. Maximum allowable lot coverage 35 percent
2. Maximum height of structures 2 stories

K. Minimum number of off-street parking spaces required for:

1. Single-family detached residential dwellings shall include a two car garage with a double width drive (18 feet minimum)
2. All other uses: As provided by applicable sections of this ordinance.

VI. SPECIAL PROVISIONS
TO APPLY TO ALL PRECEDING DISTRICTS SAVE AND EXCEPT FOR
SECTION 4 WHICH ARE APPLICABLE ONLY TO THE RESIDENTIAL USES

1. SPECIAL FRONT, SIDE AND REAR YARD REGULATIONS:

Every part of a required front, side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200, and the ordinary projections of window sills, belt courses cornices, roof overhangs, and other architectural features projecting, not to exceed twenty-four (24) inches into the required yard. This excludes landscape planting and lighting.

2. SPECIAL FRONT YARD REGULATIONS:

Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

3. SPECIAL OFF-STREET PARKING REGULATIONS:

A. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary

or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.

B. Any commercial vehicle over eight (8) feet wide and twenty (20) feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.

C. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinance.

D. Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

E. Churches shall provide one (1) space for each three (3) seats in the main sanctuary.

F. Schools shall provide one (1) space for each classroom, laboratory or instruction area, plus one (1) space for each three (3) students accommodated in the institution.

4. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys, and vent stacks, may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

5. UTILITIES:

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

6. CLAREMONT ACCESS

Claremont shall not be opened to thru traffic from Highway 360 to Great Southwest Parkway until the North/South collector street between tracts 3A and 3C is constructed to the I-20 access road.

7. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a site plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Site plans and preliminary plats are to be prepared in accordance with existing City policy. When a variety of land uses are proposed on a single tract of land, the site plan shall delineate the area proposed for each use.

DEVELOPMENT MATRIX

PD - 178 SHEFFIELD VILLAGE VII

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT SIZE	FLOOR AREA	MASONRY CONTENT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX LOT COVER.	MAX. HEIGHT	MIN. PARKING
A	Multi-family	18.608	18	327	12,000 S.F.	700 SF avg.	80%	25'	10' or 15'	10'	40%	3 stories	P
B	S.F. Garden	15.190	NA	NA	* 6000 SF-25% 5000 SF-75%	** 1600 SF-50% 1400 SF-50%	70%	25'	0-10' or 5' - 5'	10' w/o alley 20' w/ alley	40%	2 stories	P
C	Park	10.931	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
D	Single Family	41.733	NA	NA	7500 S.F.	** 1600 SF-50% 1400 SF-50%	80%	25'	6' interior 15' corner 20' arterial	10' w/o alley 20' w/ alley	35%	2 stories	P
E	Park	8.868	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
F	S.F. Garden	3.201	NA	NA	* 6000 SF-25% 5000 SF-75%	** 1600 SF-50% 1400 SF-50%	70%	25'	0-10' or 5' - 5'	10' w/o alley 20' w/ alley	40%	2 stories	P
G	Commercial	15.153	NA	NA	NA	NA	NA	*** 60'	0'	0' to 22'	FAR 10:1	10 stories	P
H	Commercial	17.865	NA	NA	NA	NA	NA	*** 60'	0'	0' to 22'	FAR 10:1	10 stories	P
I	S.F. Garden	19.178	NA	NA	* 6000 SF-25% 5000 SF-75%	** 1600 SF-50% 1400 SF-50%	70%	25'	0-10' or 5' - 5'	10' w/o alley 20' w/ alley	40%	2 stories	P
J	Hwy. 360 R.O.W.	1.583	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Green Oaks & Wimbledon	10.690	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL		163.000											

- 1) NA - Not Applicable
- 2) Refer to ordinance for additional and detailed information
- 3) * Based on the sum of Tract B, F & I collectively
- 4) ** Plus a minimum of 400 S.F. in a garage
- 5) *** Applicable to Green Oaks Blvd. and Wimbledon Drive and Hwy. 360 only
- 6) P - Parking as required by zoning ordinance.

SHULIN VILLAGE LSE CHART

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	LAND USE	GROSS ACREAGE	FLOODPLAIN ACREAGE	THOROFARE R.O.W.	NET ACREAGE	EST. NET DENSITY	EST. TOTAL NO. UNITS	MINIMUM SIZE	FLOOR AREA	MASONRY CONTENT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. PARKING	MAX. HEI'
1	Commercial	91.1		5.9	85.2				MAX. F.A.R. 2:1	n/a	25' *3	0',10' when abutting residential	0',22' when abutting residential	per specific use	10 stories if FAR does not exceed 2:1
2	Office	45.7		3.5	42.2					n/a	25'	0',10' when abutting residential	0',22' when abutting residential	per specific use	3 stories; 20 stories if FAR does not exceed 2:1
A	Single Family Detached	48.4		2.1	46.3	5.0	231	82% @ 6820 sq.ft. 18% @ 7700 sq.ft. x	50% @ 1600 SF & up 50% @ 1400-1599 SF *1	75%	25'	5',15' corner	10' without alley 20' with alley *2	2/unit	Two stor
B	Single Family Detached	19.8	.5+	2.0	17.3	5.5	96	82% @ 6820 sq.ft. 18% @ 7700 sq.ft. x	50% @ 1600SF & up 50% @ 1400-1599 SF *1	75%	25'	5',15' corner	10' without alley 20' with *2	2/unit	Two Stor
C	Single Family Detached	56.6		1.6	55.0	6.0	330	x 6000 sq. ft.	50% @ 1600SF & up 50% @ 1400-1599SF	75%	25'	5',15' corner	10' without alley 20' with alley *2	2/unit	
D	Single Family Detached Cluster	19.9		1.2	18.7				Tabeled Indefinitel	9/13/83					
A	Single Family Attached	19.8		1.5	18.3				Tabeled Indefinitel	9/13/83					
B	Single Family Detached Cluster	25.1		1.0	24.1				Tabeled Indefinitel	9/13/83					
5	Commercial	45.9	1.1	2.5	42.3				MAX. F.A.R. 2:1	n/a	25' *3	0',10' when abutting residential	0',22' when abutting residential	per specific use	10 stories if FAR does not exceed 2:1
6	Commercial	25.1	16.0+	1.1	8.0				MAX. F.A.R. 2:1	n/a	25' *3	0',10' when abutting residential	0',22' when abutting residential	per specific use	10 stories if FAR does not exceed 2:1
A	Single Family Attached	24.9		1.7	23.2				Tabeled Indefinitel	9/13/83					
B	Single Family Detached Cluster	44.7	8.2	1.6	34.9				Tabeled Indefinitel	9/13/83					
8	Multi Family	57.3		3.5	53.8				Tabeled Indefinitel	9/13/83					
9	Park	74.3	63.2		11.1										

595.6

89

29.2

480.4

657

* Floodplain acreage to be reclaimed

x 2 car garage

*1 The first two tiers of lots of tracts 3a and 3b adjacent to Oak Hollow will have 70% of the homes over 1600 sq. ft. and up and 30% of the homes 1400 - 1599 sq. ft.

*2 Rear Entry Lots. 20' rear building line applies to the garage door, remainder of home may extend to within 15' of rear property line.

*3 Plus 1/2 of building height over 36'

SHEFFIELD VILLAGE USE CHART

LAND USE	PAVED ACREAGE	FLOODPLAIN ACREAGE	1-ACREAGE R.O.M.	NET ACREAGE	EST. NET DENSITY*	EST. TOTAL SQ. FEET	MINIMUM SIZE	FLOOR AREA	MASONRY CONTENT	MIN. HEIGHT FEET	REAR YARD	REAR SIDE YARD	MAX. R.O.M. YARD	PER. PARKING	MAX. STORIES
Commercial	91.1		5.9	43.2				MAX. F.A.R. 2:1	n/a	25' #3	0', 10' when abutting residential	0', 22' when abutting residential	per specific use		10 stories p vided FAR does not exceed 2:1
Office	45.7		3.5	42.2					n/a	25'	0', 10' when abutting residential	0', 22' when abutting residential	per specific use		10 stories p vided FAR does not exceed 2:1
Single Family Detached	48.4		2.1	46.3	5.0	231	87% @ 6820 sq.ft. 13% @ 7700 sq.ft.	50% @ 1600 SF & up 50% @ 1400-1599 SF #1	75%	25'	5', 15' corner	10' without alley 20' with alley #2	2/unit		Two stories
Single Family Detached	19.8	.5+	2.0	17.3	5.5	96	82% @ 6820 sq.ft. 18% @ 7700 sq.ft. x	50% @ 1600SF & up 50% @ 1400-1599 SF #1	75%	25'	5', 15' corner	10' without alley 20' with #2 alley	2/unit		Two Stories
Single Family Detached	56.6		1.6	55.0	6.0	330	6000 sq. ft. x	50% @ 1600SF & up 50% @ 1400-1599SF	75%	25'	5', 15' corner	10' without alley 20' with alley #2	2/unit		Two stories
Single Family Detached Cluster	19.9		1.2	18.7				Labeled Indefinite	9/13/83						
Single Family Attached	19.8		1.5	18.3				Labeled Indefinite	9/13/83						
Single Family Detached Cluster	25.1		1.0	24.1				Labeled Indefinite	9/13/83						
Commercial	45.9	1.1	2.5	42.3				MAX. F.A.R. 2:1	n/a	25' #1	0', 10' when abutting residential	0', 22' when abutting residential	per specific use		10 stories p vided FAR does not exceed 2:1
Commercial	25.1	16:0+	1.1	8.0				MAX. F.A.R. 2:1	n/a	25' #1	0', 10' when abutting residential	0', 22' when abutting residential	per specific use		10 stories p vided FAR does not exceed 2:1
Single Family Attached	24.9		1.7	23.2				Labeled Indefinite	9/13/83						
Single Family Detached Cluster	44.7	8.2	1.6	34.9				Labeled Indefinite	9/13/83						
Multi Family	57.3		3.5	53.8				Labeled Indefinite	9/13/83						
Park	74.3	63.2		11.1											
	595.6	89	29.2	480.4		657									

* Floodplain acreage to be reclaimed

x 2 car garage

#1 The first two tiers of lots of tracts 3a and 3b adjacent to Oak Hollow will have 70% of the homes over 1600 sq. ft. and up and 30% of the homes 1400 - 1599 sq. ft.

#2 Rear Entry Lots. 20' rear building line applies to the garage door, remainder of home may extend to within 15' of rear property line.

#3 Plus 1/2 of building height over 36'

SHELLELD VILLAGE USE CHART

LAND USE	ACRES APPROX.	FLOODPLAIN ACREAGE	1-CHURCH # OF	NET FAR ACRES	EST. DENSITY	EST. TOTAL NO. UNITS	MINIMUM SIZE	FLOOR AREA	PASSENGER CONTENT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. PARKING	MAX. HEIGHT
Commercial	91.1		5.9	85.2				MAX. F.A.R. 2:1	n/a	25' +3	0', 10' when abutting residential	0', 22' when abutting residential	per specific use	10 stories if FAR does not exceed 2:1
Office	45.7		3.5	42.2					n/a	25'	0', 10' when abutting residential	0', 22' when abutting residential	per specific use	3 stories; 20 stories if FAR does not exceed 2:1
Single Family Detached	48.4		2.1	46.3	5.0	231	82% @ 6820 sq. ft. 18% @ 7700 sq. ft.	50% @ 1600 SF & up 50% @ 1400-1599 SF	75%	25'	5', 15' corner	10' without alley 20' with alley +2	2/unit	Two stories
Single Family Detached	19.8	.5+	2.0	17.3	5.5	96	82% @ 6820 sq. ft. 18% @ 7700 sq. ft. x	50% @ 1600SF & up 50% @ 1400-1599 SF *1	75%	25'	5', 15' corner	10' without alley 20' with +2 alley	2/unit	Two Stories
Single Family Detached	56.6		1.6	55.0	6.0	330	6000 sq. ft.	50% @ 1600SF & up 50% @ 1400-1599 SF	75%	25'	5', 15' corner	10' without alley 20' with alley +2	2/unit	Two Stories
Single Family Detached Cluster	19.9		1.2	18.7				Tabled Indefinite	9/13/83					
Single Family Attached	19.8		1.5	18.3				Tabled Indefinite	9/13/83					
Single Family Detached Cluster	25.1		1.0	24.1				Tabled Indefinite	9/13/83					
Commercial	45.9	1.1	2.5	42.3				MAX. F.A.R. 2:1	n/a	25' +3	0', 10' when abutting residential	0', 22' when abutting residential	per specific use	10 stories if FAR does not exceed 2:1
Commercial	25.1	16.0+	1.1	8.0				MAX. F.A.R. 2:1	n/a	25' +3	0', 10' when abutting residential	0', 22' when abutting residential	per specific use	10 stories if FAR does not exceed 2:1
Single Family Attached	24.9		1.7	23.2				Tabled Indefinite	9/13/83					
Single Family Attached Cluster	44.7	8.2	1.6	34.9				Tabled Indefinite	9/13/83					
Multi Family	57.3		3.5	53.8				Tabled Indefinite	9/13/83					
Park	74.3	63.2		11.1										
593.6		89	29.2	440.4		657								

* Floodplain acreage to be reclaimed

x 2 car garage

*1 The first two tiers of lots of tracts 3a and 3b adjacent to Oak Hollow will have 70% of the homes over 1600 sq. ft. and up and 30% of the homes 1400 - 1599 sq. ft.

*2 Rear Entry Lots. 20' rear building line applies to the garage door, remainder of home may extend to within 15' of rear property line.

*3 Plus 1/2 of building height over 35'

Off-street loading space shall be provided in accordance with Section C-1521, Office Zoning District of zoning ordinance 2299.

IV. SINGLE FAMILY RESIDENTIAL DETACHED,
6820 SQUARE FOOT LOTS - TRACTS 3A & 3B

1. BOUNDARY DESCRIPTION:

TRACT 3A as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

Being a 54.558 acre tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, said 54.558 acre tract being a portion of a 436.27 acre tract of land as described by deed recorded in Volume 4884, Page 889, County Records, Tarrant County, Texas, said 54.558 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Highway Department iron rod at the northeast corner of said 436.27 acre tract, said point being at the intersection of the south line of Interstate Highway No. 20 with the east line of Martin Barnes Road, said point also being by description 215.91 feet south of the northeast corner of said John Moody Survey;

THENCE S $00^{\circ} 07' 41''$ W, 2049.50 feet along the east line of said John Moody Survey to the POINT OF BEGINNING of the herein described tract;

THENCE S $00^{\circ} 07' 41''$ W, 1890.05 feet;

THENCE S $88^{\circ} 45' 51''$ W, 105.03 feet;

THENCE N $89^{\circ} 52' 19''$ W, 210.00 feet to the beginning of a curve to the left whose radius is 2632.50 feet and whose long chord bears N $80^{\circ} 02' 55''$ W, 852.18 feet;

THENCE along said curve in a northwesterly direction through a central angle of $18^{\circ} 37' 46''$, an arc length of 855.94 feet;

THENCE N $70^{\circ} 44' 02''$ W, 254.23 feet to the beginning of a curve to the right whose radius is 2642.50 feet and whose long chord bears N $70^{\circ} 01' 45''$ W, 65.00 feet;

THENCE along said curve in a northwesterly direction through a central angle of $1^{\circ} 24' 34''$, an arc length of 65.00 feet;

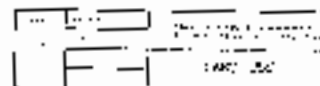
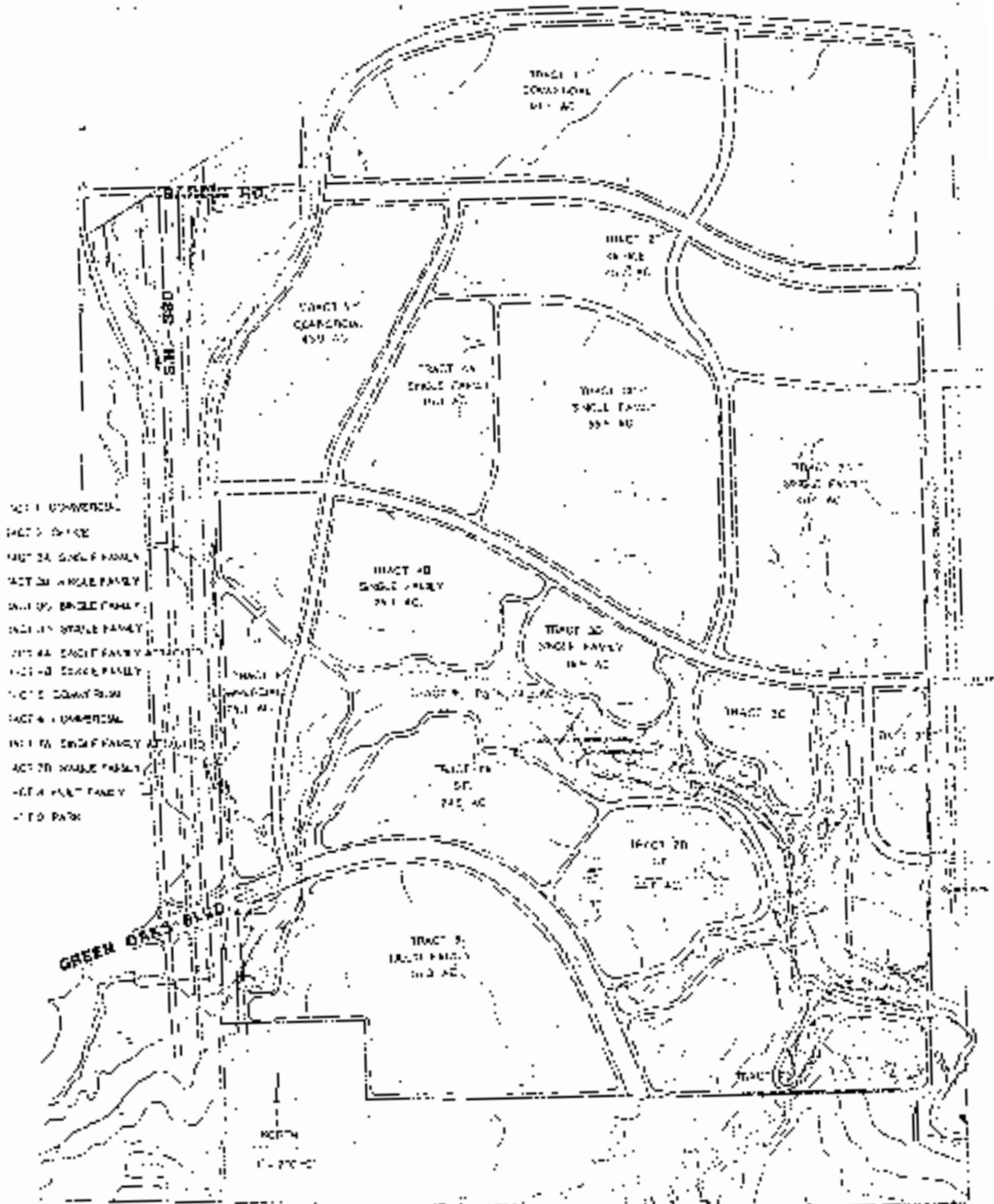
THENCE N $24^{\circ} 58' 59''$ E, 248.34 feet to the beginning of a curve to the left whose radius is 817.50 feet and whose long chord bears N $12^{\circ} 33' 20''$ E, 175.93 feet;

THENCE along said curve in a northeasterly direction through a central angle of $24^{\circ} 51' 18''$, an arc length of 354.63 feet;

THENCE N $00^{\circ} 07' 41''$ E, 1096.84 feet;

THENCE S $89^{\circ} 52' 19''$ E, 180.24 feet to the beginning of a curve to the right whose radius is 665.00 feet and whose long chord bears S $79^{\circ} 29' 46''$ E, 239.54 feet;

THENCE along said curve in a southeasterly direction through a central angle of $20^{\circ} 45' 07''$, an arc length of 240.36 feet;



598.632 ACRE TRACT
OUT OF THE
J. MOODY SURVEY
ABST. 11007

EXHIBIT A

SHIRLEY WILSON

