

**ORDINANCE NO. 2022-751**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2001-64, AS AMENDED, BY AMENDING THE ZONING MAP DISTRICT CLASSIFICATION OF CERTAIN PROPERTY LOCATED ON THE EAST SIDE OF SOUTH DUNCANVILLE ROAD, SOUTH OF BEAR CREEK ROAD, LEGALLY DESCRIBED AS TRACTS 9, 9.6, 24 AND 35 OF THE H. M. RAWLINGS SURVEY, ABSTRACT NO. 1202, FROM THE “RR” (RURAL RESIDENTIAL – MINIMUM 2-ACRE LOTS) DISTRICT TO THE “PD” (PLANNED DEVELOPMENT) DISTRICT; INCORPORATING A DEVELOPMENT PLAN ESTABLISHING SPECIFIC STANDARDS; ADOPTING DEVELOPMENT STANDARDS; ACCEPTING A CONSENT AGREEMENT FROM THE OWNER; PROVIDING FOR CONFLICTS, PROVIDING A SEVERABILITY CLAUSE, PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the owner of the Property, as defined in Section 1 below, duly filed a request with the City of Cedar Hill, Texas (the “City”), for a change in zoning classification from the “RR” (Rural Residential – minimum 2-acre lots) District to the “PD” (Planned Development) District, and was assigned case no. PD-387-2021; and

**WHEREAS**, on July 24, 2001, City Council of the City of Cedar Hill (the “City Council”) adopted Ordinance No. 2001-71, amending ordinance No. 2001-64, being Chapter 23, entitled “Zoning Ordinance” of the Code of Ordinances of the City of Cedar Hill, Texas (the “City’s Zoning Ordinance”) to incorporate building materials standards that are differentially applicable to residential and non-residential structures; and

**WHEREAS**, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

**WHEREAS**, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

**WHEREAS**, the City’s Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

**WHEREAS**, the City's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's character and zoning regulations in all planned development districts; and

**WHEREAS**, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

**WHEREAS**, the owner and/or developer who applied for and requested the planned development district established by this Ordinance stated in the application that the development of the Property warrants the architectural and building material standards contained in this Ordinance; and

**WHEREAS**, the owner and/or developer of the Property has consented in writing to the enforcement of the City's design and building materials standards within the planned development district.

**WHEREAS**, the zoning classification of the subject property and the surrounding area are shown on **Exhibit "A"**; attached hereto and incorporated as if fully set forth herein; and

**WHEREAS**, the proposed "PD" (Planned Development) District is accompanied by a Development Plan that depicts the proposed development, which is shown on **Exhibit "C"**; and

**WHEREAS**, the proposed "PD" District is in conformance with the City's adopted Comprehensive Plan, as amended; and

**WHEREAS**, the City of Cedar Hill caused notice of the required public hearings regarding the zoning change to this Ordinance to be published in the Focus Daily News on October 31, 2021; mailed notice to property owners on the most recently approved tax roll of real property within 200 feet of the property on which the change classification is proposed; and provided written notice to the school district; and

**WHEREAS**, the City's Planning and Zoning Commission held a public hearing and accepted comments regarding the zoning change of this Ordinance on November 16, 2021; and

**WHEREAS**, following its public hearing, the Planning and Zoning Commission forwarded its report and recommendation regarding this zoning change to the City Council; and

**WHEREAS**, the City Council, after conducting a public hearing on December 14, 2021, found the proposed amendment to be in the best interests of the City of Cedar Hill.



**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:**

**SECTION 1 – PROPERTY DESCRIPTION.** Approximately 68.831 acres legally described as Tracts 9, 9.6 and 35 of the H. M. Rawlings Survey, Abstract No. 1202 and being more particularly described in **Exhibit “B”**, which is attached hereto and incorporated by reference herein as if fully set forth herein (the “Property”).

**SECTION 2 – CHANGE IN ZONING DISTRICT CLASSIFICATION APPROVED.** The zoning district classification on the Property is hereby changed from “RR” (Rural Residential – minimum 2-acre lots) District to “PD” (Planned Development) District.

**SECTION 3 – APPLICABILITY OF STANDARDS.** The Property shall be subject to the regulations set forth in this Ordinance plus all applicable City Ordinances and regulations, including, but not limited to, the City’s Zoning Ordinance, as the above may subsequently be amended.

**SECTION 4 – PURPOSE AND INTENT.** The purpose and intent of this Planned Development District is to provide for single-family residential dwellings in accordance with: (a) the development standards herein provided; (b) the attached Development Plan – **Exhibit “C”**; (c) the Single-Family Building Elevations – **Exhibit “D”**; (d) the attached Landscape Concept Plan – **Exhibit “E”**; (e) the attached Amenity Concept Plan – **Exhibit “F”**; (f) the attached Trail and Sidewalk Concept Plan – **Exhibit “G”**; (g) the attached Fence and Masonry Wall Concept Plan – **Exhibit “H”**; (h) the attached Open Space Plan – **Exhibit “I”**; (i) the attached Entry Signage Concepts – **Exhibit “J”**; and (j) the design and construction standards that uphold the architectural integrity of the community and the Property as consented to by the owner/developer in the Consent Form – **Exhibit “L”**, with **Exhibit “D”** and Illustrations – **Exhibit “K”** being attached hereto and incorporated as if fully set forth herein. The City Council hereby directs the Planning Director to cause the Consent Form attached as **Exhibit “L”** to be filed in the land records of the county.

**SECTION 5 – DEVELOPMENT PLAN.** Development of this property shall be consistent with the Development Plan – **Exhibit “C”**; Single-Family Residential Building Elevations – **Exhibit “D”**; Landscape Concept Plan – **Exhibit “E”**; Amenity Concept Plan – **Exhibit “F”**; Trail and Sidewalk Concept Plan – **Exhibit “G”**; Fence and Masonry Wall Concept Plan – **Exhibit “H”**; Open Space – **Exhibit “I”**; Entry Signage Concepts – **Exhibit “J”**; Illustrations – **Exhibit “K”**; and Consent Form – **Exhibit “L”**. Any significant change in the information provided on those exhibits shall require an amendment to the Planned Development District in the same manner that it was created.

**SECTION 6 – DEFINITIONS.** The definitions in Section 5.8 of the City’s Zoning Ordinance shall be applicable to the Property in this Planned Development District with the exception of those terms defined in this Section.

- A. Single Family Detached – A dwelling unit designed and constructed as a freestanding structure for occupancy by one family on a single lot and having no physical connection to a building located on any other lot.
- B. Open Space – A common area that includes landscaping, sidewalks, trails, recreational facilities, playground equipment and water features.
- C. HOA Lot – Lot areas that are owned and maintained by the Homeowner’s Association (HOA) that includes, all open space areas, as defined above, and all lot areas that are not designated as a lot and are not part of the public right-of-way or private property.

**SECTION 7 – AUTHORIZED LAND USES.** The only land uses that shall be permitted are “single family detached” and “open space”.

**SECTION 8 – DEVELOPMENT STANDARDS.** The development standards in Section 3.8 of the Zoning Ordinance for the “SF-7” (Single Family Residential District – minimum 7,000 square foot lots) District shall be applicable except where stated in this section.

- A. Maximum Density
  - 1. The maximum number of dwelling units shall be 246.
  - 2. There shall be no more than one dwelling unit per lot.
- B. Lot Area
  - 1. The minimum lot area shall be 7,200 square feet excluding the exceptions noted in this Subsection.
  - 2. A maximum of 34 percent of the total number of lots may have a lot area that is at least 6,000 square feet.
  - 3. The lots along the north property line, directly adjacent to Bear Creek Ranch Addition, Phase 2, shall have a minimum lot area of 9,600 square feet.
- C. Minimum Lot Width
  - 1. 50 feet – The minimum lot width for the lots as shown on **Exhibit “C”**.
  - 2. 60 feet – The minimum lot width for the lots shown on **Exhibit “C”**.

3. 80 feet – The minimum lot width for the lots directly adjacent to the Bear Creek Ranch, Phase 2 development along the north property line as shown on the **Exhibit “C”**.
- D. Minimum Lot Depth – The minimum lot depth shall be 120 feet; however, lots that have frontage along a cul-de-sac street may reduce the minimum lot depth to no less than 100 feet.
- E. Yard Requirements
1. Minimum Front Yard
    - a. The minimum front yard shall be 20 feet.
    - b. Porches may encroach into the front yard by a maximum of 5 feet.
  2. Minimum Side Yard
    - a. The minimum side yard for buildings adjoining HOA lots shall be 5 feet.
    - b. The minimum side yard for fences adjoining HOA lots shall be 0 feet.
    - c. The minimum side yard for buildings and fences along all interior streets shall be 15 feet.
    - d. The minimum side yard for buildings and fences along streets shall be the same as the minimum front yard adjoining lots within the same block.
- F. Structure Standards
1. Maximum Lot Coverage – 60 percent for main and accessory buildings.
  2. Minimum Living Area – 2,000 square feet.
- G. Garage Requirements – Each dwelling unit shall have no less than a two (2) car garage, which shall be attached and integrated into the design of the dwelling structure.
- H. Construction and Design Standards – The following minimum design and construction standards shall apply within the Property in this Planned Development District, as volunteered by the applicant and as reflected in the consent form attached as **Exhibit “L”**. Building elevations shall be submitted for review by the City Manager or his/her designee. At minimum, the development shall incorporate the following standards:
1. Building Elevations
    - a. Building elevations shall meet the minimum design standards depicted in the Single-Family Residential Building Elevations – **Exhibit “D”**.
    - b. The building elevations shall be submitted to the City Manager or his/her designee for approval prior to the issuance of a building permit.
  2. The building materials shall be limited to the following types:



- a. Brick material, glass walls, and stone material as defined in the City's Zoning Ordinance.
  - b. Acrylic matrix or synthetic plaster finish and stucco, as defined in the City's Zoning Ordinance, above the bottom eight (8) feet of the structure.
  - c. Fiber cementitious material that meets the following minimum specifications.
    - i. 50-year, limited transferable warranty;
    - ii. 15-year warranty on the finish; and
    - iii. Class A fire rating.
2. Front Wall Surface Area – A minimum of 2 building materials shall be utilized on the front wall surface area consisting of brick, stone and/or two distinctive pattern types of brick material which may be utilized to meet this requirement, excluding windows and doors.
3. Side and Rear Wall Surface Areas – A minimum of 80 percent of the side and rear wall surface area shall be finished with brick or stone material. A maximum of 20 percent may be finished with acrylic matrix, synthetic plaster finish, stucco and/or fiber cementitious material.
4. Block Variety – In order to avoid monotonous block patterns, this district shall incorporate the following elements. Refer to Illustrations – **Exhibit "K"** for Illustration 1.
- a. Alternating Elevations
    - i. The same elevation, as defined, shall not be used within any 10-lot grouping as defined by two adjacent lots on either side of the subject property and the 5 lots immediately across the street from those same lots.
    - ii. When a block contains more than one, 10-lot grouping, the same elevations shall not be used within 2 lots on the same side(s) and directly across the street of subject site.
5. Building Mass and Form – The front elevations shall incorporate at least four of the following design features to provide visual relief:
- a. Dormers
  - b. Shutters
  - c. Gable roof
  - d. Enhanced roof line
  - e. Recessed entries – that are a minimum of three (3) feet deep
  - f. Three building materials in lieu of two, excluding windows and doors, shall be utilized on building facades with frontage along streets.
  - g. Covered porches – 4 feet deep by 7 feet long minimum.
  - h. Cupolas
  - i. Bay windows – with a minimum 24-inch projection

- j. Additional design features may be approved by the Planning Director or Building Official at the time of building permit.
- 6. Address Plates – Each dwelling unit shall have a cast stone address plate.
- 7. Garage Design
  - a. In no instance shall the garage face be closer to the street than the front wall surface area of the home.
  - b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor front elevation.
  - c. The garage door shall be an ornamental style door that compliments the elevation design.
  - d. The garage placement shall not dominate the human entryway area.
    - i. Massing and ornamental detail above the ground-floor area of the garage door is required.
    - ii. Front entry garages shall not be closer to the street than the front wall surface area.
- 7. Driveway Enhancements – A salt finish driveway to the garage shall be provided for all homes.
- I. Landscape Enhancement (residential lots):
  - 1. Shade Tree – One (1) 4” caliper shade tree shall be provided for each residential lot, installed within the street yard.
  - 2. A mixture of evergreen shrubs, deciduous shrubs and ornamental grasses shall be installed around the building’s foundation area that fronts the street that contains the primary entrance. The planting bed shall be the length of the building except for pedestrian and vehicular entrances. Shrubs shall be a minimum of 5 gallon and ornamental grasses a minimum of 1 gallon at the time of planting.
- J. Sidewalks and Trails – Sidewalks and trails shall be required in accordance with the below specifications and the Trail and Sidewalk Concept Plan – **Exhibit “G”**.
  - 1. The following sidewalks shall be required to be installed by the homebuilder:
    - a. A 4-foot-wide sidewalk is required along all residential lots that adjoin a dedicated street shall be installed within the right-of-way, by the home builder at the time of building permit.
    - b. On corner properties, not adjacent to an HOA lot, a 4-foot-wide sidewalk shall be installed within the right-of-way along the entire side fronting the street.
  - 2. The following sidewalks and trails shall be required to be installed by the developer:
    - a. A 4-foot-wide sidewalk shall be constructed within the HOA lots at the time of construction of the streets and infrastructure.
    - b. An 8-foot-wide trail shall be constructed within the HOA lots at the time of construction of the streets and infrastructure.

- c. A 10-foot-wide trail section shall be constructed along the southern street entrance up to South Duncanville Road for a future connection to the city trail system.
3. Detailed plans for the sidewalks and trails shall be submitted with the infrastructure construction documents review submittal.

K. Screening Walls and Fences – Screening walls and fence requirements as described in Article XIV of the Code of Ordinance and in Chapter 20, Section 20-22 of the Subdivision Ordinance, shall apply except as described in this section and in accordance with the Fence and Masonry Wall Concept Plan – **Exhibit “H”**. The Homeowners’ Association shall be responsible for maintenance of all screening walls and fences that adjoin a street, an HOA lot, open space, or common area.

1. A 6-foot-tall masonry wall shall be installed by the developer at the following locations:
  - i. The masonry wall shall be installed along the adjoining private property lines along the east side of South Duncanville Road.
  - ii. The masonry wall shall be installed along the perimeter of the proposed lift station site.
  - iii. Masonry columns shall be incorporated into the masonry wall design approximately every 100 feet.
2. A 6-foot-tall tubular steel fence shall be installed by the developer on the adjoining property line when a residential lot is adjacent to an HOA lot.
3. A 6-foot tall tubular steel fence shall be installed by the developer along the south property line adjacent to the adjoining property along South Duncanville Road as shown on the Fence and Masonry Wall Concept Plan – **Exhibit “H”**.
4. An 8-foot tall board-on-board cedar fence shall be installed by the home builder along the rear property line of lots directly adjacent to the Bear Creek Ranch Phase as shown on the Development Plan – **Exhibit “C”**. The 8-foot fence, at the discretion of the adjacent property owner, may replace the existing fence located on or near the common property line.
5. A 6-foot-tall board-on-board cedar fence shall be installed by the home builder along the property line when a residential side yard fronts a street.
6. A 6-foot-tall board-on-board cedar fence shall be installed by the developer along the property line that adjoins the right-of-way and the side property line of the property owner to the south of this development.
7. Fences or walls shall not be installed beyond the front yard, an adjacent lots’ front yard and/or intersecting side yards, except for the two (2) lots indicated in “Section 4.i” above.



8. All walls and fences that are installed by the developer shall have a 5-foot maintenance easement on the proposed adjoining residential lot.
  9. All walls and fences required to be installed by the developer in this section shall be owned and maintained by the Homeowner Association.
  10. Detailed plans for the walls, fences and monument entrance signage shall be submitted with the infrastructure construction documents review submittal.
- K. Open Space – A minimum of 11.9 acres shall be set aside and used for the conservation of land and for active and passive recreational activities in accordance with the Open Space Plan – **Exhibit “I”**.
1. All open space areas shall be owned and maintained by the Homeowners association.
  2. The developer shall install landscaping as indicated in this Ordinance.
  3. The developer shall install the amenities shown on the Amenity Concept Plan – **Exhibit “F”**.
  4. Detail drawings of all the open space areas and amenities shall be submitted with the infrastructure construction documents review submittal.
- L. Landscaping in Common Areas (HOA lots) – Landscape requirements as described in Section 5.2 of the Zoning Ordinance shall apply except as described in this section and installed by the developer in accordance with the Landscape Concept Plan – **Exhibit “E”**:
1. South Duncanville Road Landscape Buffer
    - a. A 20-foot minimum landscape buffer shall be provided along the entire frontage of South Duncanville Road with the following:
      - i. Shade trees – One (1) shade tree per 40 linear feet of street frontage. Trees may be placed in natural groupings.
      - ii. Ornamental trees – Three (3) trees per 50 linear feet of street frontage. Trees may be placed in natural groupings.
      - iii. Shrubs – A mixture of evergreen shrubs, deciduous shrubs and ornamental grass groupings that are approximately 100 linear feet long shall be installed along the perimeter of the masonry screen wall approximately every 100 linear feet apart. Refer to Illustrations – **Exhibit “K”** for Illustration 2.
    - b. A minimum 40-foot-wide landscape buffer shall be provided along the southern street entrance to South Duncanville Road with the following:
      - i. A minimum 3-foot-high berm with a slope not greater than 4:1.
      - ii. Screening trees from the approved plant list – “Appendix E” in the Zoning Ordinance. The trees shall be placed 30 feet on-center so that a continuous visual screen shall be provided.

- c. HOA lots with a minimum depth of 10 feet that front a street shall provide 1 shade tree per 40 linear feet.
  - d. HOA lots with a minimum depth of 20 feet shall provide the following:
    - i. Shade trees – One (1) shade tree per 700 square feet of impervious area that will not contain existing trees to be preserved shall be placed in natural groupings.
    - ii. Ornamental trees – Three (3) ornamental trees per 1400 square feet of impervious area that will not contain existing trees to be preserved. Trees shall be placed in natural groupings.
    - iii. Shrubs along tubular steel fence – A mixture of evergreen shrubs, deciduous shrubs and ornamental grasses groupings shall be installed along the tubular steel fence.
2. All landscaped HOA lots shall be irrigated with an automatic underground irrigation system, owned and maintained by the Homeowner's Association.
  3. A detailed Landscape Plan shall be submitted with the infrastructure construction documents review submittal.

M. Tree Preservation – Existing tree canopy areas shown on the **Exhibit "E"** – Landscape Plan, shall be protected and preserved. A detailed Tree Mitigation and Preservation Plan shall be submitted with the infrastructure construction documents review submittal.

**SECTION 9 – ROAD DESIGN.** All residential streets shall have a minimum width of 31 feet.

**SECTION 10 – CONFLICTS.** This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Cedar Hill, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event, conflicting provisions of such ordinances and Code are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance.

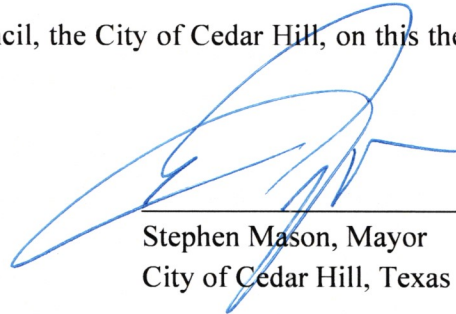
**SECTION 11 – SEVERABILITY.** The terms and provisions of this ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

**SECTION 12 – EFFECTIVE DATE.** Because of the nature of the interests sought to be protected and of the safeguards sought to be provided by this Ordinance, and in the interest

of the health, safety, and welfare of the citizens of Cedar Hill, Texas, this Ordinance shall take effect immediately after its passage, approval, and publication as required by law.

**SECTION 13 – PUBLICATION.** The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

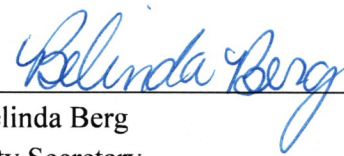
**PASSED AND APPROVED** by the City Council, the City of Cedar Hill, on this the 8th day of March 2022.



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Stephen Mason, Mayor  
City of Cedar Hill, Texas

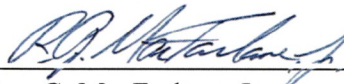
ATTEST:



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Belinda Berg  
City Secretary

APPROVED AS TO FORM:



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Ron G. MacFarlane, J  
City Attorney



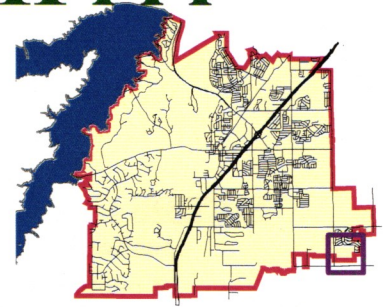
# City of Cedar Hill

Exhibit "A"

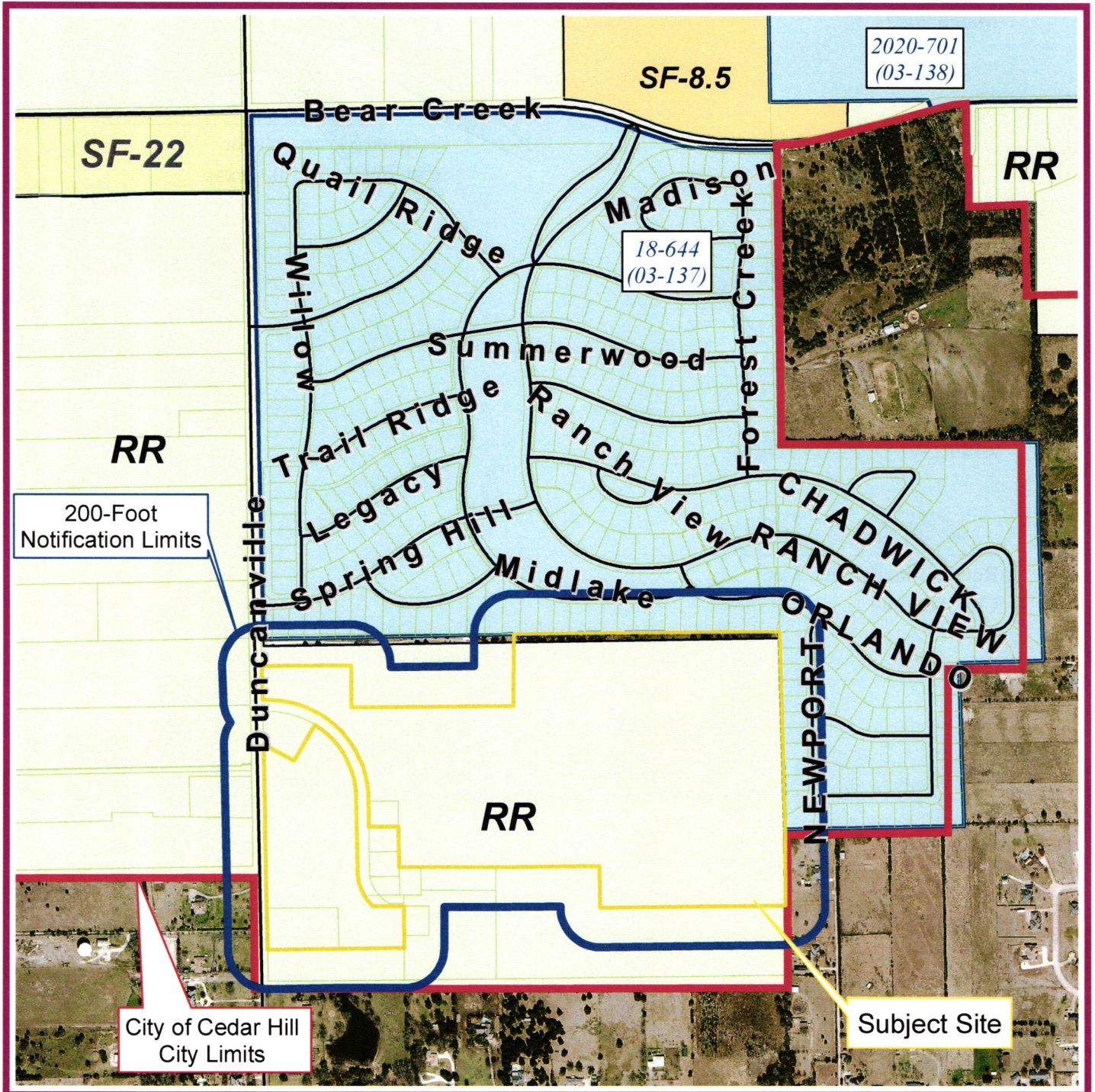
Case PD-387-2021



1 inch = 700 feet



Map Printed - October 2021  
Cedar Hill Planning Department





# Exhibit "B"

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LEGAL DESCRIPTION  
(TRACTS 1,3,4 AND 6)  
(11.882 ACRES)

Being a parcel of land located in Dallas County, Texas, a part of the Hubbard M. Rawlins Survey, Abstract Number 1202, and being all of following tracts of land: called 5.4778 acre tract, called 2.4932 acre tract, and all of that called 2.5134 acre tract of land described in deed to Stone Family Trust as recorded in Document Number 200900223535, Official Public Records, Dallas County, Texas, and also being all of that called 1.70635 acre tract of land described in deed to C & L Stone Builders, Inc. as recorded in Volume 87055, Page 5380, Official Public Records, Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch rod with cap stamped "Precise" found at the northwest corner of said 5.4778 acre tract, said point being the southwest corner of that called 1.00 acre tract of land described in deed to Emma Fincher as recorded in Document Number 201000310400, Official Public Records, Dallas County, Texas, said point also being in the east right-of-way line of Duncanville Road (a 60 foot wide right-of-way);

THENCE along the common lines of said 5.4778 acre tract and said 1.00 acre tract as follows:

South 62 degrees 22 minutes 59 seconds East, 175.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 29 degrees 42 minutes 13 seconds East, at 207.92 feet passing a one-half inch rod with cap stamped "Precise" found in said common line of said 5.4778 acre tract and said 1.00 acre tract, in all a total distance of 210.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most northerly corner of said 5.4778 acre tract, said point being the northeast corner of said 1.00 acre tract, said point also being in the southwesterly line of that called 60 foot wide right-of-way easement to Clyde Phillips described in Volume 69232, Page 137, Official Public Records, Dallas County, Texas, and also later being described as Tract 2 – Easement Estate in deed to Michael James Torrance-Krider in Document Number 201900280188, Official Public Records, Dallas County;

THENCE along the southwesterly line of said 60 foot wide right-of-way easement as follows:

Southeasterly, 465.91 feet along a curve to the right having a central angle of 60 degrees 21 minutes 17 seconds, a radius of 442.30 feet, a tangent of 257.19 feet, and whose chord bears South 28 degrees 23 minutes 37 seconds East, 444.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 5.4778 acre tract;

South 00 degrees 01 minutes 41 seconds East, 249.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

South 01 degrees 00 minutes 33 seconds East, 100.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

# Exhibit "B"

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Southeasterly, 184.28 feet along a curve to the left having a central angle of 45 degrees 54 minutes 25 seconds, a radius of 230.00 feet, a tangent of 97.41 feet, and whose chord bears South 24 degrees 00 minutes 51 seconds East, 179.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

South 36 degrees 27 minutes 06 seconds East, 25.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

North 89 degrees 09 minutes 51 seconds East, 142.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most easterly northeast corner of said 2.5134 acre tract, said point also being the southeast corner of that called 0.023 acre tract of land described in deed to Emma Regina Fincher as recorded in Document Number 201100001083, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 48 minutes 03 seconds East, 196.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 2.5134 acre tract, said point being in the west line of that called 4.2564 acre tract of land described in deed to Emma Regina Fincher as recorded in Document Number 201100001083, Official Public Records, Dallas County, Texas, said point also being the northeast corner of that called 2.5531 acre tract of land described in deed to Jeffrey S. Kilzer and wife Debra D. Kilzer as recorded in Volume 2005092, Page 5598, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 17 minutes 40 seconds West, 686.17 to a one-half inch iron rod with cap stamped "Shields & Lee" found for corner, said point being the southwest corner of said 1.70635 acre tract, said point being the northwest corner of said 2.5531 acre tract, said point also being in the east right-of-way line of Duncanville Road;

THENCE along the east right-of-way line of Duncanville Road as follows:

North 01 degrees 11 minutes 01 seconds West, 207.26 feet to a one-half inch iron rod with orange cap stamped "RPLS 5351" found for corner, said point being the northwest corner of said 1.70635 acre tract, said point also being the southwest corner of said 2.4932 acre tract;

North 01 degrees 05 minutes 58 seconds West, 820.62 feet to the POINT OF BEGINNING and containing 517,584 square feet or 11.882 acres of land.

**BASIS OF BEARING:** The basis of bearing is based on the coordinate system (north central zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.



# Exhibit "B"

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LEGAL DESCRIPTION  
(TRACTS 2,5,7,8 AND 9)  
(56.949 ACRES)

Being a parcel of land located in Dallas County, Texas, a part of the Hubbard M. Rawlins Survey, Abstract Number 1202, and being all of following tracts of land: called 2.0335 acre tract, called 0.4300 acre tract, called 3.4609 acre tract, called 9.6004 acre tract, and all called 41.7386 acre tract of land described in deed to Stone Family Trust as recorded in Document Number 200900223535, Official Public Records, Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 2.0335 acre tract, said point being the most westerly south corner of that called 7.9880 acre tract of land described in deed to Rene J. Naranjo as recorded in Volume 96132, Page 322, Official Public Records, Dallas County, Texas, said point also being in the east right-of-way line of Duncanville Road (a 60 foot wide right-of-way);

THENCE along the common lines of said 2.0335 acre tract and said 7.9880 acre tract as follows:

North 88 degrees 59 minutes 14 seconds East, at 1.47 feet passing a one-half inch iron rod found in said common line, in all a total distance of 450.00 feet to a one-half inch iron rod found for corner;

South 00 degrees 22 minutes 44 seconds West, 209.78 feet to a one-half inch iron rod found for corner, said point being the southeast corner of said 2.0335 acre tract, said point also being in the north line of said 41.7386 acre tract;

THENCE along the common lines of said 41.7386 acre tract and said 7.9880 acre tract as follows:

North 88 degrees 53 minutes 04 seconds East, 820.54 feet to a one-half inch iron rod found for corner;

North 01 degrees 05 minutes 02 seconds West, 349.64 feet to a one-half inch iron rod found for corner, said point being in the most northerly northwest corner of said 41.7386 acre tract, said point being the northeast corner of said 7.9880 acre tract, said point also being in the south line of Lot 15, Block J, Amending Plat Bear Creek Ranch Phase II, an addition to the City of Cedar Hill, as recorded in Document Number 201900046494, Official Public Records, Dallas County, Texas;

THENCE along the common lines of said 41.7386 acre tract and said Amending Plat Bear Creek Ranch Phase II as follows:

North 88 degrees 53 minutes 42 seconds East, 16.99 feet to a one-half inch iron rod found for corner in the south line of said Lot 15, Block J;

## Exhibit "B"

Page 4 of 5

North 88 degrees 57 minutes 34 seconds East, 1,331.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 41.7386 acre tract, said point also being in the south line of HOA Lot A, Block J, of said Amending Plat Bear Creek Ranch Phase II;

South 00 degrees 58 minutes 35 seconds East, 993.10 feet to a one-half inch iron rod found at the southwest corner of Lot 46, Block R, of said Amending Plat Bear Creek Ranch Phase II, said point also being the northwest corner of that called 2.1215 acre tract of land described in deed to David W. Ivory and Carolyn W. Ivory as recorded in Volume 2000164, Page 4897, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 04 minutes 21 seconds East, 374.76 to a one-half inch iron rod with cap stamped "Shields & Lee" found for corner in the east line of said 9.6004 acre tract, said point being the southwest corner of said 2.1215 acre tract, said point also being in the west line of that called 5.0004 acre tract of land described in deed to Donald G. Ivory as recorded in Volume 85067, Page 5241, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 04 minutes 11 seconds East, 22.90 feet along the west line of said 5.0004 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said 9.6004 acre tract, said point also being the northeast corner of that called 24.364 acre tract of land described in deed to Clarence Jackson Jr. and Clara A. Jackson as recorded in Volume 2005149, Page 2487, Official Public Records, Dallas County, Texas;

THENCE along the common lines of said 9.6004 acre tract and said 24.364 acre tract as follows:

South 89 degrees 19 minutes 40 seconds West, 931.85 feet to a one-half inch iron rod found for corner;

North 01 degrees 04 minutes 56 seconds West, 209.28 feet to a one-half inch iron rod found for corner;

South 89 degrees 16 minutes 10 seconds West, at 530.09 feet passing the northwest corner of said 24.364 acre tract, at 907.09 feet passing a one-half inch iron rod found at the northwest corner of that called 0.998 acre tract of land described in deed to Emma Regina Fincher as recorded in Document Number 201100001083, Official Public Records, Dallas County, Texas, in all a total distance of 1,008.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most westerly southwest corner of said 9.6004 acre tract, said point also being in the east line of that called Tract 1 in deed to Michael James Torrance-Krider in Document Number 201900280188, Official Public Records;

THENCE North 01 degrees 07 minutes 01 seconds West, 84.68 feet along the west line of said 9.6004 acre tract to a five-eighths inch iron rod found at the northeast corner of said Tract 1, said point being the southeast corner of that parcel of land described by address (1756 S. Duncanville



## Exhibit "B"

Page 5 of 5

Road) as recorded in Document Number 2000503549207, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 48 minutes 54 seconds West, 125.43 feet to a one-half inch iron rod found in the west line of said 3.4609 acre tract;

THENCE North 02 degrees 38 minutes 33 seconds West, 23.29 feet to a one-half inch iron rod found at the southeast corner of said 0.4300 acre tract;

THENCE South 88 degrees 59 minutes 40 seconds West, 147.11 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 0.4300 acre tract, said point also being in the northeasterly line of that 60 foot wide right-of-way easement to Clyde Phillips described in Volume 69232, Page 137, Official Public Records, Dallas County, Texas, and also later being described as Tract 2 – Easement Estate in deed to Michael James Torrance-Krider in Document Number 201900280188, Official Public Records, Dallas County;

THENCE along the northeasterly line of said 60 foot wide right-of-way easement as follows:

North 00 degrees 01 minutes 41 seconds West, 99.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the west line of said 0.4300 acre tract;

Northwesterly, 817.11 feet along a curve to the left having a central angle of 93 degrees 12 minutes 20 seconds, a radius of 502.30 feet, a tangent of 531.22 feet, and whose chord bears North 44 degrees 55 minutes 51 seconds West, 729.95 feet to a one-half inch iron rod found for corner, said point being in the south line of said 2.0335 acre tract;

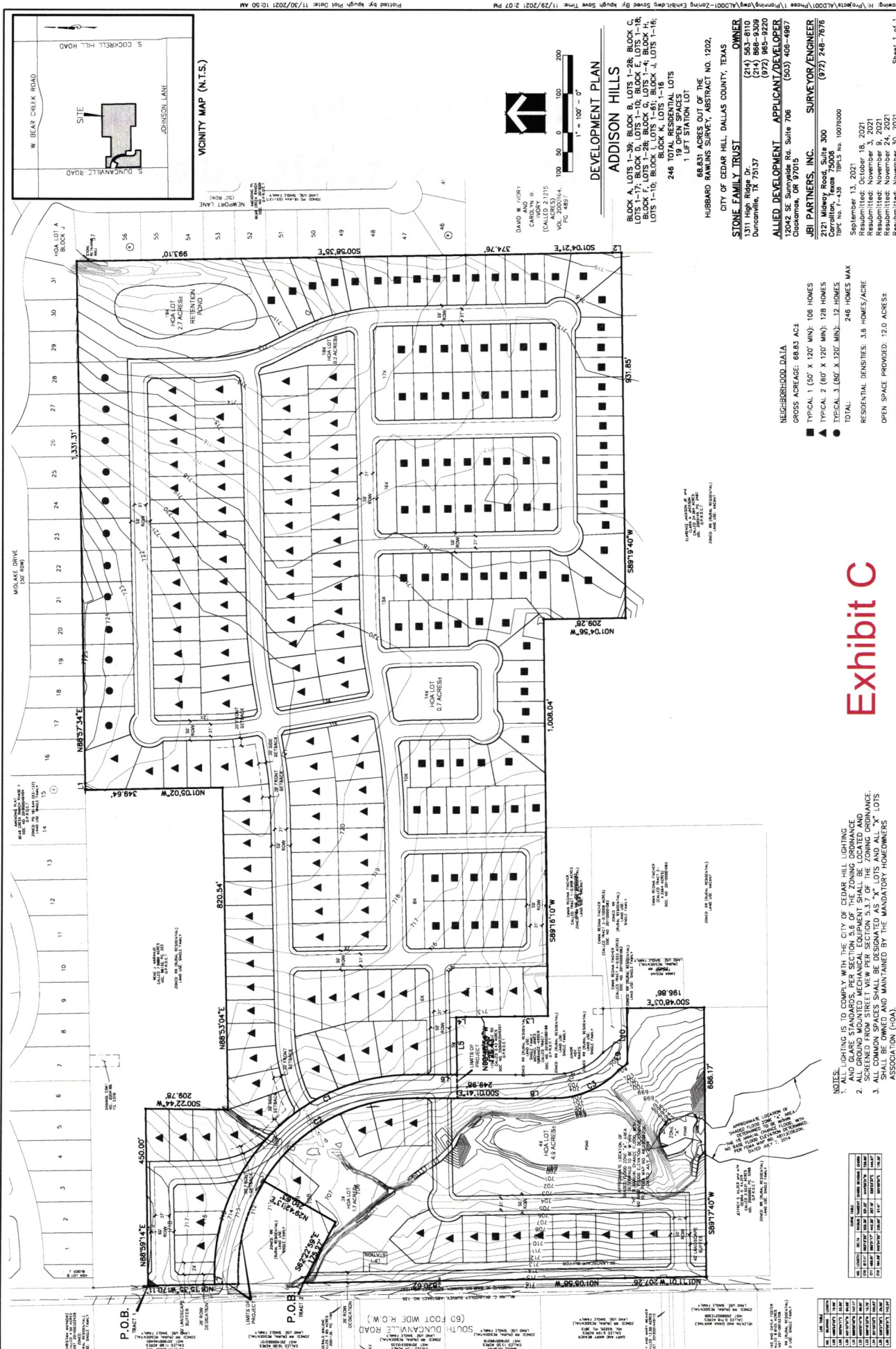
South 88 degrees 18 minutes 33 seconds West, 19.76 feet to a one-half inch iron rod found for corner, said point being the southwest corner of said 2.0335 acre tract, said point also being at the intersection of the northwest corner of said 60 foot wide right-of-way easement with the east right-of-way line of Duncanville Road;

THENCE North 01 degrees 15 minutes 35 seconds West, 170.11 feet along the west line of said 2.0335 acre tract and along the east right-of-way line of Duncanville Road to the POINT OF BEGINNING and containing 2,480,716 square feet or 56.949 acres of land.

**BASIS OF BEARING:** The basis of bearing is based on the coordinate system (north central zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.







**DAVID W. HURRY**  
 CIVIL ENGINEER  
 (CALL NO. 210.715)  
 VOL. 20070164  
 PG. 489

**DEVELOPMENT PLAN**  
**ADDISON HILLS**  
 BLOCK A, LOTS 1-38; BLOCK B, LOTS 1-28; BLOCK C,  
 LOTS 1-17; BLOCK D, LOTS 1-10; BLOCK E, LOTS 1-18;  
 BLOCK F, LOTS 1-28; BLOCK G, LOTS 1-4; BLOCK H,  
 LOTS 1-10; BLOCK I, LOTS 1-10; BLOCK J, LOTS 1-10;  
 BLOCK K, LOTS 1-18  
 248 TOTAL RESIDENTIAL LOTS  
 19 OPEN SPACES  
 1 LIFT STATION LOT

68.83 ACRES OUT OF THE  
 HUBBARD RAMMUS SURVEY, ABSTRACT NO. 1202,  
 CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

**OWNER**  
**STONE FAMILY TRUST**  
 1311 High Ridge Dr.  
 Duncanville, TX 75117  
 (214) 563-8110  
 (214) 888-9309

**APPLICANT/DEVELOPER**  
**ALLIED DEVELOPMENT**  
 10000 Reg. Suite 706  
 Coppell, TX 75015  
 (972) 400-1887

**SURVEYOR/ENGINEER**  
**JB PARTNERS, INC.**  
 2121 Midway Road, Suite 300  
 Dallas, TX 75201  
 TIFP No. 1-438  
 TIFP No. 10076000

September 13, 2021  
 Resubmitted: October 18, 2021  
 Resubmitted: November 3, 2021  
 Resubmitted: November 9, 2021  
 Resubmitted: November 14, 2021  
 Resubmitted: November 30, 2021

**NEIGHBORHOOD DATA**  
 GROSS ACREAGE: 68.83 AC  
 ■ TYPICAL 1 (50' X 120' MIN): 108 HOMES  
 ▲ TYPICAL 2 (60' X 120' MIN): 128 HOMES  
 ● TYPICAL 3 (80' X 120' MIN): 112 HOMES  
 TOTAL: 248 HOMES MAX  
 RESIDENTIAL DENSITIES: 3.6 HOMES/ACRE  
 OPEN SPACE PROVIDED: 12.0 ACRES

PROPOSED LAND USE: SF-7

Sheet 1 of 1

**Exhibit C**

- NOTES: (LIGHTING IS TO COMPLY WITH THE CITY OF CEDAR HILL LIGHTING AND GLARE STANDARDS, PER SECTION 5.6 OF THE ZONING ORDINANCE AND ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE LOCATED AND SCREENED FROM STREET VIEW PER SECTION 5.3.7 OF THE ZONING ORDINANCE.)
1. ALL LIGHTING SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION (HOA).
  2. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE LOCATED AND SCREENED FROM STREET VIEW PER SECTION 5.3.7 OF THE ZONING ORDINANCE.
  3. ALL LIGHTING SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION (HOA).

NO.	DATE	DESCRIPTION	BY	CHKD.
1	09/13/21	PRELIMINARY PLAN	DWH	DWH
2	10/18/21	REVISIONS	DWH	DWH
3	11/03/21	REVISIONS	DWH	DWH
4	11/09/21	REVISIONS	DWH	DWH
5	11/14/21	REVISIONS	DWH	DWH
6	11/30/21	REVISIONS	DWH	DWH

NO.	DATE	DESCRIPTION	BY	CHKD.
1	09/13/21	PRELIMINARY PLAN	DWH	DWH
2	10/18/21	REVISIONS	DWH	DWH
3	11/03/21	REVISIONS	DWH	DWH
4	11/09/21	REVISIONS	DWH	DWH
5	11/14/21	REVISIONS	DWH	DWH
6	11/30/21	REVISIONS	DWH	DWH





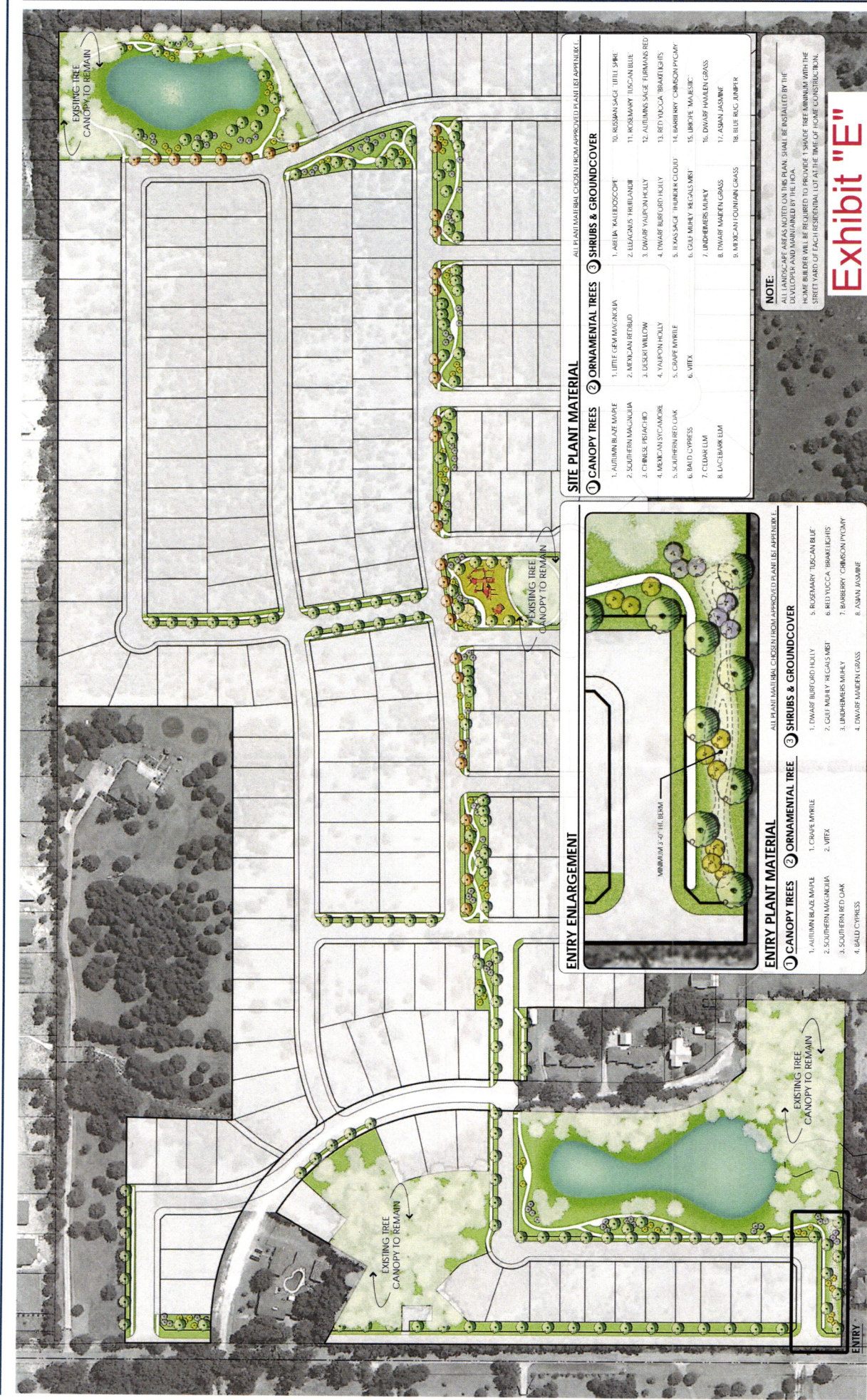
NOTE: The images shown are representative of the homes which will be built in Addison Hills and the actual designs are subject to change.

OCT 21, 2021  
AL0001

# ADDISON HILLS

# Exhibit "D"





**SITE PLANT MATERIAL**  
ALL PLANT MATERIAL CHOSEN FROM APPROVED PLANT LIST APPENDIX E.

1. CANOPY TREES	2. ORNAMENTAL TREES	3. SHRUBS & GROUNDCOVER
1. AUTUMN BLAZE MAPLE	1. LITTLE GERMAN MAGNOLIA	1. ABETIA VALLBOSCHOFF
2. SOUTHERN MAGNOLIA	2. MEXICAN RETBUD	2. ELAEGANUS THUNBERGII
3. CHINESE FRASER CYPRESS	3. DODDER WILLOW	3. DWARF YAUPOIN HOLLY
4. MEXICAN SYCAMORE	4. YAUPOIN HOLLY	4. DWARF BURBORD HILLY
5. SOUTHERN RED OAK	5. CRAWF MYRTLE	5. ITKAS SAGE
6. BALD CYPRESS	6. VITEX	6. GOLD MIMULUS 'RECAL'S MET'
7. CEDAR LIM		7. LINDENBERG MIMULUS
8. LACEBARK ELM		8. DWARF MAIDEN GRASS
		9. MEXICAN COUNTRY GRASS
		10. ROSEMARY TUSCAN BLUE
		11. AUTUMN SAGE FIRMANS RED
		12. RED YUCCA 'BRACKET LIGHTS'
		13. BARBERRY 'CRIMSON PONY'
		14. ASPEN JASMINE
		15. BLUE REG. JUNIPER

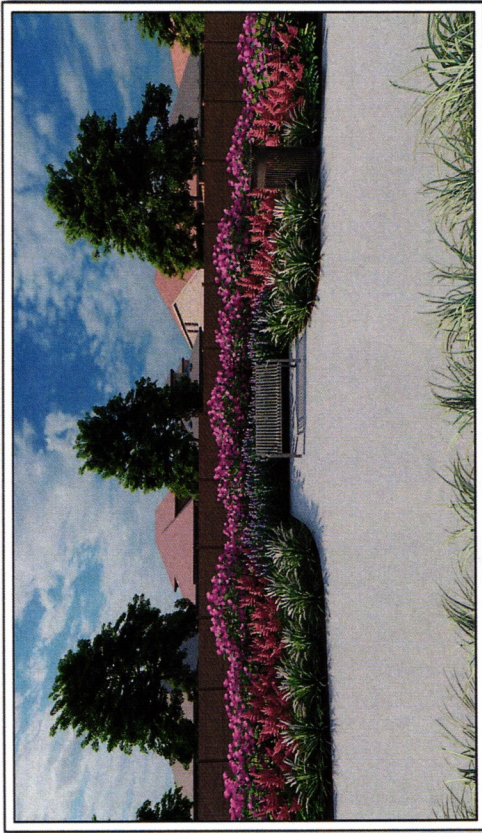
**ENTRY ENLARGEMENT**  
ALL PLANT MATERIAL CHOSEN FROM APPROVED PLANT LIST APPENDIX E.

1. CANOPY TREES	2. ORNAMENTAL TREES	3. SHRUBS & GROUNDCOVER
1. AUTUMN BLAZE MAPLE	1. CRAWF MYRTLE	1. DWARF BURBORD HILLY
2. SOUTHERN MAGNOLIA	2. VITEX	2. GOLD MIMULUS 'RECAL'S MET'
3. SOUTHERN RED OAK		3. LINDENBERG MIMULUS
4. BALD CYPRESS		4. DWARF MAIDEN GRASS
		5. ROSEMARY TUSCAN BLUE
		6. RED YUCCA 'BRACKET LIGHTS'
		7. BARBERRY 'CRIMSON PONY'
		8. ASPEN JASMINE

**NOTE:**  
ALL LANDSCAPE AREAS NOTED ON THE PLAN SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOA. A SHADY TREELINE WITH THE HOME BUILDER WILL BE REQUIRED TO PROVIDE 1 SHADY TREELINE WITH THE STREET YARD OF EACH RESIDENTIAL LOT AT THE TIME OF HOME CONSTRUCTION.

# Exhibit "E"

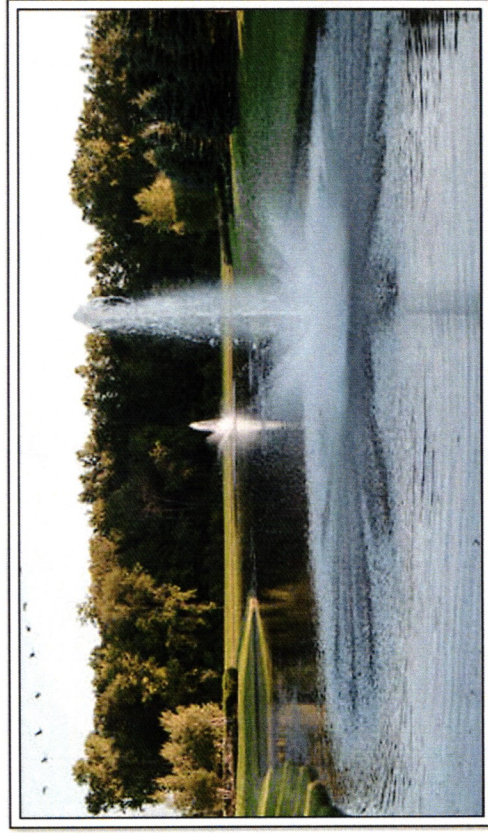




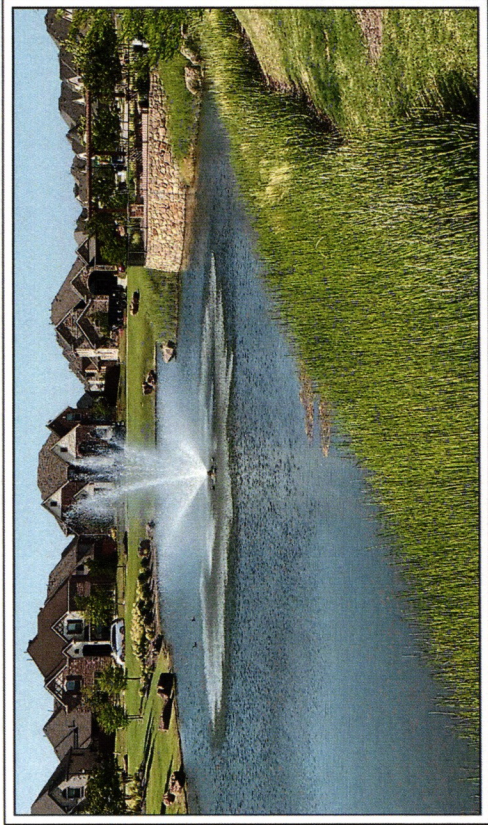
TRAIL SEATING AREA



TRAIL SEATING AREA



POND FOUNTAIN



POND FOUNTAIN

NOTE: The images shown are representative. actual designs are subject to change.

NOVEMBER 30, 2021  
AL0001

## ADDISON HILLS

POND FOUNTAIN & TRAIL SEATING AREAS  
CEDAR HILL TEXAS





**LEGEND**

- ① PRIMARY ENTRY MONUMENT LOCATION (TBD)
- ② SECONDARY ENTRY MONUMENT LOCATION (TBD)
- ③ EXISTING TREE CANOPY
- ④ RETENTION POND FOUNTAIN
- ⑤ HIKE AND BIKE TRAIL
- ⑥ SEATING AREA WITH ENHANCED PLANTINGS
- ⑦ COVERED PAVILION
- ⑧ PLAYGROUND AREA

# Exhibit "F"

0 40 80 160  
 1" = 80'-0"  
 NOVEMBER 30, 2021  
 ATC001

## ADDISON HILLS

AMENITY CONCEPT PLAN  
 CEDAR HILL TEXAS





PLAYGROUND EXAMPLE A



PLAYGROUND EXAMPLE B



PLAYGROUND EXAMPLE C



PAVILION EXAMPLE A



PAVILION EXAMPLE B



PAVILION EXAMPLE C

NOTE: The images shown are representative, actual designs are subject to change.

NOVEMBER 30, 2021  
AI10001

## ADDISON HILLS

PLAYGROUND & PAVILIONS  
CEDAR HILL, TEXAS





# Exhibit "G"

## ADDISON HILLS

TRAIL AND SIDEWALK CONCEPT PLAN  
CEDAR HILL TEXAS

1" = 80'-0"  
0 40 80  
N  
NOVEMBER 30, 2021  
AL0201





0 40 80 160 N NOVEMBER 30, 2021  
 1" = 80'-0" ↑  
 A11001

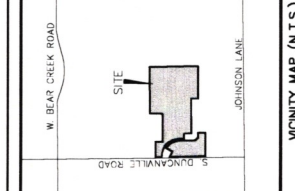
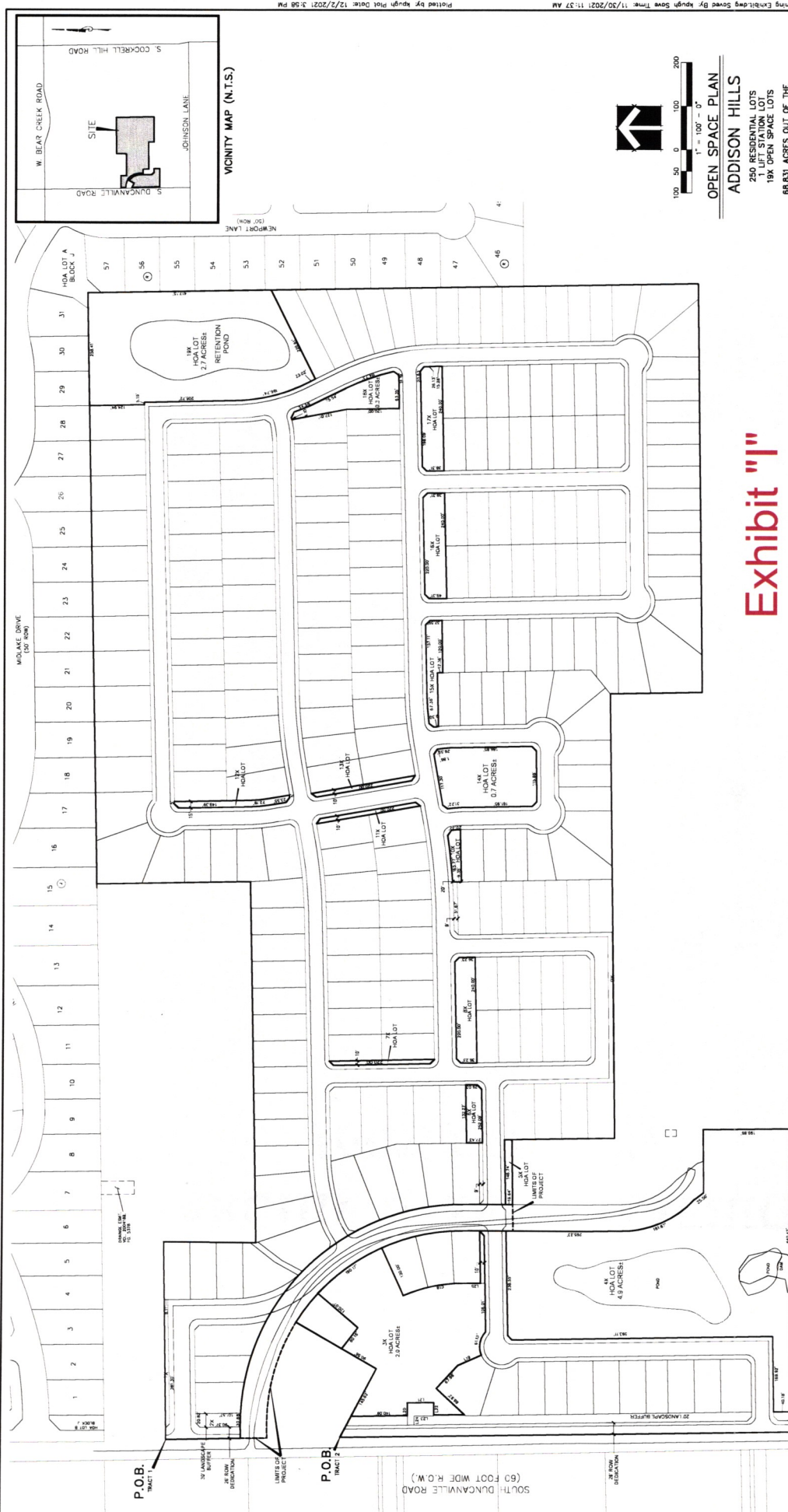
## ADDISON HILLS

FENCE AND MASONRY WALL CONCEPT PLAN  
 CEDAR HILL, TEXAS



Exhibit "H"





# Exhibit "I"

OPEN SPACE PROVIDED: 12.0 ACRES.

LOT	AREA	AMENITIES
HOA 1A	OPEN SPACE 86,177 SF	5 SIDEWALK
HOA 1B	OPEN SPACE 7,677 SF	5 SIDEWALK
HOA 1C	OPEN SPACE 7,677 SF	5 SIDEWALK
HOA 1D	OPEN SPACE 4,714 SF	8 TRAIL
HOA 1E	OPEN SPACE 7,800 SF	5 SIDEWALK
HOA 1F	OPEN SPACE 30,991 SF	8 TRAIL, SEATING
HOA 1G	OPEN SPACE 2,818 SF	8 TRAIL
HOA 1H	OPEN SPACE 2,800 SF	5 SIDEWALK
HOA 1I	OPEN SPACE 2,299 SF	5 SIDEWALK
HOA 1J	OPEN SPACE 30,311 SF	8 TRAIL, PLAYGROUND, FAVILION
HOA 1K	OPEN SPACE 7,923 SF	8 TRAIL
HOA 1L	OPEN SPACE 11,741 SF	8 TRAIL, SEATING
HOA 1M	OPEN SPACE 12,337 SF	8 TRAIL, SEATING
HOA 1N	OPEN SPACE 11,248 SF	8 TRAIL, SEATING, POND WITH FOUNTAIN

**OWNER**  
**STONE FAMILY TRUST**  
 1311 High Ridge Drive  
 Duncanville, TX 75137  
 (972) 965-9220

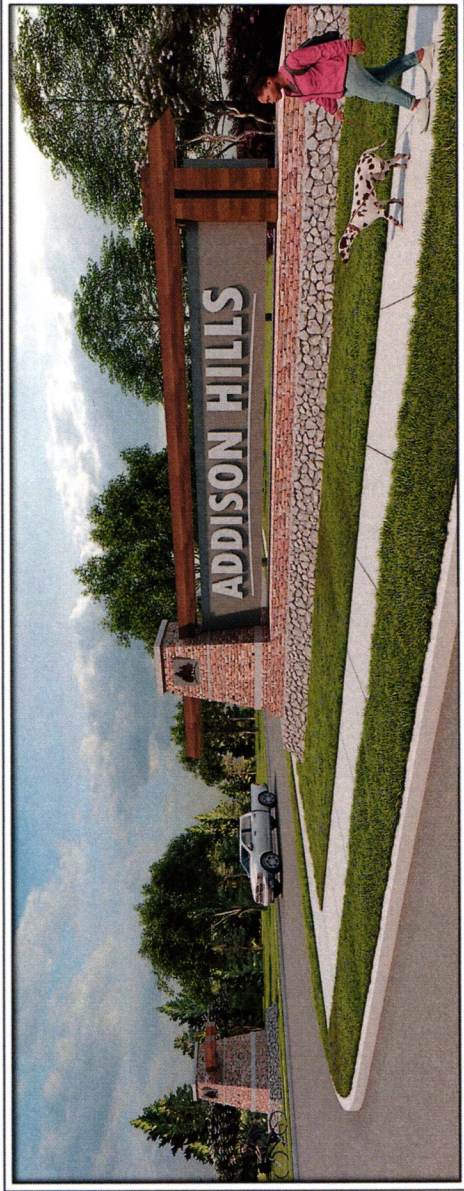
**APPLICANT/DEVELOPER**  
**ALLED DEVELOPMENT**  
 12042 Sunnyside Rd. Suite 706  
 Cicamaton, OR 97015  
 (971) 272-5396  
 Contact: David Hill

**SURVEYOR/ENGINEER**  
**JBI PARTNERS, INC.**  
 2121 Midway Road, Suite 300  
 Carrollton, Texas 75006  
 (972) 248-7676  
 TYPING: F-437  
 TYPING: No. 10076000

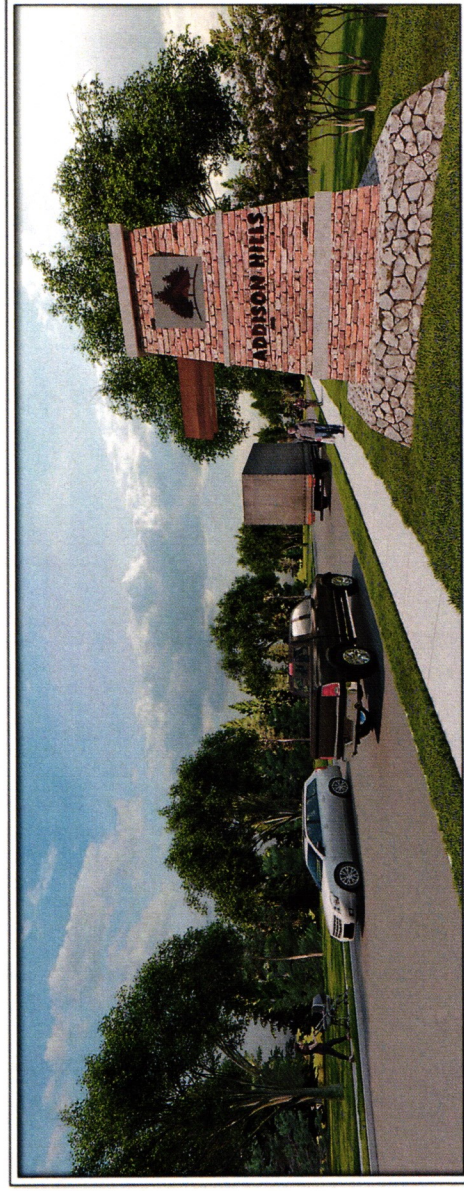
September 13, 2021  
 Resubmitted: October 18, 2021  
 Resubmitted: November 3, 2021  
 Resubmitted: November 30, 2021  
 Resubmitted: December 2, 2021

- NOTES:
1. ALL LIGHTING IS TO COMPLY WITH THE CITY OF CEDAR HILL LIGHTING AND GLARE STANDARDS, PER SECTION 5.6 OF THE ZONING ORDINANCE.
  2. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE LOCATED AND SHIELDED TO PREVENT LIGHT POLLUTION AND GLOW.
  3. ALL COMMON SPACES SHALL BE DESIGNATED AS "A" LOTS AND "B" LOTS SHALL BE OWNED AND MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION (HOA).





CONCEPTUAL PRIMARY ENTRY SIGN



CONCEPTUAL SECONDARY ENTRY SIGN

NOTE: The images shown are representative, actual designs are subject to change and shall be approved by building inspections sign permit.

## Exhibit "J"

### ADDISON HILLS

ENTRY SIGNAGE CONCEPTS  
CEDAR HILL, TEXAS

# Exhibit "K"

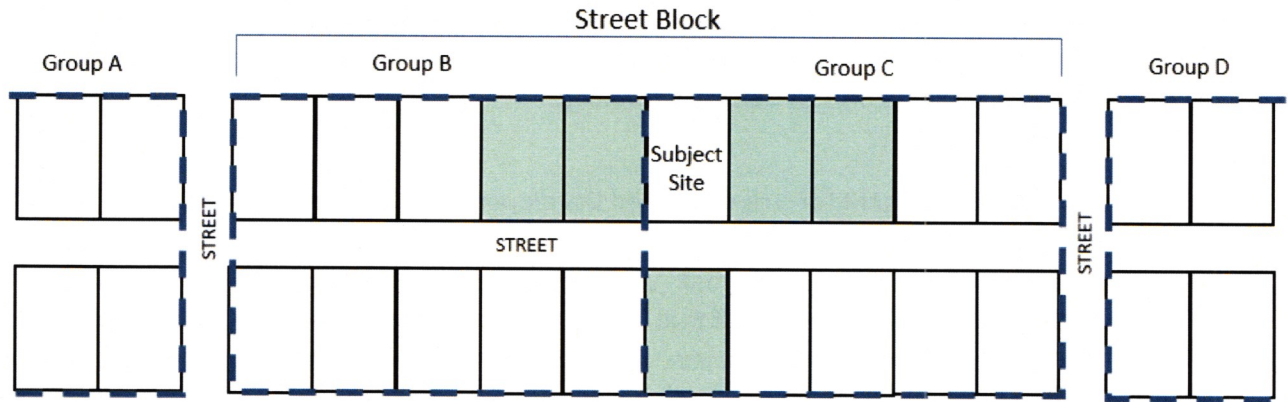


Illustration 1 – Block Variety

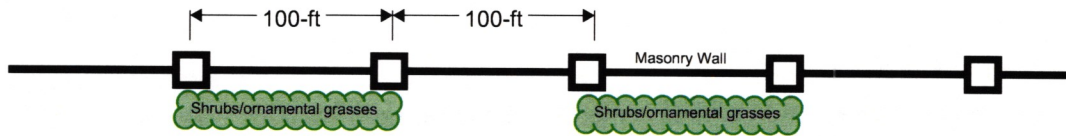


Illustration 2



# Exhibit "L"

## PLANNED DEVELOPMENT DISTRICT CONSENT FORM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Introduction: As an applicant for a new Planned Development District, or an amendment of an existing PDD, you are aware that the City's zoning regulations specify design elements and construction goals for both residential and non-residential zoning proposed planned developments. The City has determined that such elements of a planned development greatly further the long-term viability of the project, the economic development of surrounding areas, the preservation of property values and the architectural standards of the community. These standards thus are an important factor in the consideration of whether the departure from standard zoning district standards in a planned development represents an enhancement of the City. Because of recent changes in state law, however, that affect the City's capacity to employ and enforce architectural standards and building material regulations for development and construction, it is necessary to promulgate the following form. ***It is intended that your consent be observed by you and subsequent purchasers and that the attached covenants shall run with the land.***

Instructions: You have received this form because you have submitted a rezoning application for either creation or amendment of a Planned Development District. The signature of the property owner(s) and his or her designated representative (the developer) should both be affixed to this form only if you are in agreement with the statements that appear below. If you choose to sign this form, it should be returned to the City's Planning and Development Department for recordation at least 4 weeks before the date of the public hearing by the Planning & Zoning Commission so that staff can include whether or not you have consented in the staff report/agenda materials.

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CONSENT AGREEMENT

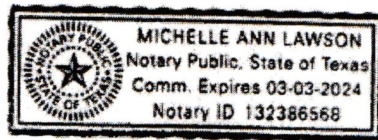
EXECUTED AND DELIVERED to be effective as of the date of the last signature below:

I, Donnamaster Owner of the property that is described in Exhibit A hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Cedar Hill, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property.

Donna Master  
Owner  
Date: 11-1-2021

STATE OF TEXAS §  
COUNTY OF Henderson §

This instrument was acknowledged before me on the 1 day of NOV, 2021 by Donna Master



Michelle Lawson  
Notary Public, State of Texas

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EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY

**LEGAL DESCRIPTION  
(TRACTS 1,3,4 AND 6)  
(11.882 ACRES)**

Being a parcel of land located in Dallas County, Texas, a part of the Hubbard M. Rawlins Survey, Abstract Number 1202, and being all of following tracts of land: called 5.4778 acre tract, called 2.4932 acre tract, and all of that called 2.5134 acre tract of land described in deed to Stone Family Trust as recorded in Document Number 200900223535, Official Public Records, Dallas County, Texas, and also being all of that called 1.70635 acre tract of land described in deed to C & L Stone Builders, Inc. as recorded in Volume 87055, Page 5380, Official Public Records, Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch rod with cap stamped "Precise" found at the northwest corner of said 5.4778 acre tract, said point being the southwest corner of that called 1.00 acre tract of land described in deed to Emma Fincher as recorded in Document Number 201000310400, Official Public Records, Dallas County, Texas, said point also being in the east right-of-way line of Duncanville Road (a 60 foot wide right-of-way);

THENCE along the common lines of said 5.4778 acre tract and said 1.00 acre tract as follows:  
South 62 degrees 22 minutes 59 seconds East, 175.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 29 degrees 42 minutes 13 seconds East, at 207.92 feet passing a one-half inch rod with cap stamped "Precise" found in said common line of said 5.4778 acre tract and said 1.00 acre tract, in all a total distance of 210.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most northerly corner of said 5.4778 acre tract, said point being the northeast corner of said 1.00 acre tract, said point also being in the southwesterly line of that called 60 foot wide right-of-way easement to Clyde Phillips described in Volume 69232, Page 137, Official Public Records, Dallas County, Texas, and also later being described as Tract 2 – Easement Estate in deed to Michael James Torrance-Krider in Document Number 201900280188, Official Public Records, Dallas County;

THENCE along the southwesterly line of said 60 foot wide right-of-way easement as follows:  
Southeasterly, 465.91 feet along a curve to the right having a central angle of 60 degrees 21 minutes 17 seconds, a radius of 442.30 feet, a tangent of 257.19 feet, and whose chord bears South 28 degrees 23 minutes 37 seconds East, 444.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 5.4778 acre tract;

South 00 degrees 01 minutes 41 seconds East, 249.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

South 01 degrees 00 minutes 33 seconds East, 100.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;



Southeasterly, 184.28 feet along a curve to the left having a central angle of 45 degrees 54 minutes 25 seconds, a radius of 230.00 feet, a tangent of 97.41 feet, and whose chord bears South 24 degrees 00 minutes 51 seconds East, 179.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

South 36 degrees 27 minutes 06 seconds East, 25.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 2.5134 acre tract;

North 89 degrees 09 minutes 51 seconds East, 142.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most easterly northeast corner of said 2.5134 acre tract, said point also being the southeast corner of that called 0.023 acre tract of land described in deed to Emma Regina Fincher as recorded in Document Number 201100001083, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 48 minutes 03 seconds East, 196.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said 2.5134 acre tract, said point being in the west line of that called 4.2564 acre tract of land described in deed to Emma Regina Fincher as recorded in Document Number 201100001083, Official Public Records, Dallas County, Texas, said point also being the northeast corner of that called 2.5531 acre tract of land described in deed to Jeffrey S. Kilzer and wife Debra D. Kilzer as recorded in Volume 2005092, Page 5598, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 17 minutes 40 seconds West, 686.17 to a one-half inch iron rod with cap stamped "Shields & Lee" found for corner, said point being the southwest corner of said 1.70635 acre tract, said point being the northwest corner of said 2.5531 acre tract, said point also being in the east right-of-way line of Duncanville Road;

THENCE along the east right-of-way line of Duncanville Road as follows:

North 01 degrees 11 minutes 01 seconds West, 207.26 feet to a one-half inch iron rod with orange cap stamped "RPLS 5351" found for corner, said point being the northwest corner of said 1.70635 acre tract, said point also being the southwest corner of said 2.4932 acre tract;

North 01 degrees 05 minutes 58 seconds West, 820.62 feet to the POINT OF BEGINNING and containing 517,584 square feet or 11.882 acres of land.

**BASIS OF BEARING:** The basis of bearing is based on the coordinate system (north central zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

**LEGAL DESCRIPTION  
(TRACTS 2,5,7,8 AND 9)  
(56.949 ACRES)**

Being a parcel of land located in Dallas County, Texas, a part of the Hubbard M. Rawlins Survey, Abstract Number 1202, and being all of following tracts of land: called 2.0335 acre tract, called 0.4300 acre tract, called 3.4609 acre tract, called 9.6004 acre tract, and all called 41.7386 acre tract of land described in deed to Stone Family Trust as recorded in Document Number 200900223535, Official Public Records, Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 2.0335 acre tract, said point being the most westerly south corner of that called 7.9880 acre tract of land described in deed to Rene J. Naranjo as recorded in Volume 96132, Page 322, Official Public Records, Dallas County, Texas, said point also being in the east right-of-way line of Duncanville Road (a 60 foot wide right-of-way);

THENCE along the common lines of said 2.0335 acre tract and said 7.9880 acre tract as follows:

North 88 degrees 59 minutes 14 seconds East, at 1.47 feet passing a one-half inch iron rod found in said common line, in all a total distance of 450.00 feet to a one-half inch iron rod found for corner;

South 00 degrees 22 minutes 44 seconds West, 209.78 feet to a one-half inch iron rod found for corner, said point being the southeast corner of said 2.0335 acre tract, said point also being in the north line of said 41.7386 acre tract;

THENCE along the common lines of said 41.7386 acre tract and said 7.9880 acre tract as follows:

North 88 degrees 53 minutes 04 seconds East, 820.54 feet to a one-half inch iron rod found for corner;

North 01 degrees 05 minutes 02 seconds West, 349.64 feet to a one-half inch iron rod found for corner, said point being in the most northerly northwest corner of said 41.7386 acre tract, said point being the northeast corner of said 7.9880 acre tract, said point also being in the south line of Lot 15, Block J, Amending Plat Bear Creek Ranch Phase II, an addition to the City of Cedar Hill, as recorded in Document Number 201900046494, Official Public Records, Dallas County, Texas;

THENCE along the common lines of said 41.7386 acre tract and said Amending Plat Bear Creek Ranch Phase II as follows:

North 88 degrees 53 minutes 42 seconds East, 16.99 feet to a one-half inch iron rod found for corner in the south line of said Lot 15, Block J;

North 88 degrees 57 minutes 34 seconds East, 1,331.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 41.7386 acre tract, said point also being in the south line of HOA Lot A, Block J, of said Amending Plat Bear Creek Ranch Phase II;

South 00 degrees 58 minutes 35 seconds East, 993.10 feet to a one-half inch iron rod found at the southwest corner of Lot 46, Block R, of said Amending Plat Bear Creek Ranch Phase II, said point also being the northwest corner of that called 2.1215 acre tract of land described in deed to David W. Ivory and Carolyn W. Ivory as recorded in Volume 2000164, Page 4897, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 04 minutes 21 seconds East, 374.76 to a one-half inch iron rod with cap stamped "Shields & Lee" found for corner in the east line of said 9.6004 acre tract, said point being the southwest corner of said 2.1215 acre tract, said point also being in the west line of that called 5.0004 acre tract of land described in deed to Donald G. Ivory as recorded in Volume 85067, Page 5241, Official Public Records, Dallas County, Texas;



THENCE South 00 degrees 04 minutes 11 seconds East, 22.90 feet along the west line of said 5.0004 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said 9.6004 acre tract, said point also being the northeast corner of that called 24.364 acre tract of land described in deed to Clarence Jackson Jr. and Clara A. Jackson as recorded in Volume 2005149, Page 2487, Official Public Records, Dallas County, Texas;

THENCE along the common lines of said 9.6004 acre tract and said 24.364 acre tract as follows:  
South 89 degrees 19 minutes 40 seconds West, 931.85 feet to a one-half inch iron rod found for corner;  
North 01 degrees 04 minutes 56 seconds West, 209.28 feet to a one-half inch iron rod found for corner;  
South 89 degrees 16 minutes 10 seconds West, at 530.09 feet passing the northwest corner of said 24.364 acre tract, at 907.09 feet passing a one-half inch iron rod found at the northwest corner of that called 0.998 acre tract of land described in deed to Emma Regina Fincher as recorded in Document Number 201100001083, Official Public Records, Dallas County, Texas, in all a total distance of 1,008.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most westerly southwest corner of said 9.6004 acre tract, said point also being in the east line of that called Tract 1 in deed to Michael James Torrance-Krider in Document Number 201900280188, Official Public Records;

THENCE North 01 degrees 07 minutes 01 seconds West, 84.68 feet along the west line of said 9.6004 acre tract to a five-eighths inch iron rod found at the northeast corner of said Tract 1, said point being the southeast corner of that parcel of land described by address (1756 S. Duncanville Road) as recorded in Document Number 2000503549207, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 48 minutes 54 seconds West, 125.43 feet to a one-half inch iron rod found in the west line of said 3.4609 acre tract;

THENCE North 02 degrees 38 minutes 33 seconds West, 23.29 feet to a one-half inch iron rod found at the southeast corner of said 0.4300 acre tract;

THENCE South 88 degrees 59 minutes 40 seconds West, 147.11 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 0.4300 acre tract, said point also being in the northeasterly line of that 60 foot wide right-of-way easement to Clyde Phillips described in Volume 69232, Page 137, Official Public Records, Dallas County, Texas, and also later being described as Tract 2 – Easement Estate in deed to Michael James Torrance-Krider in Document Number 201900280188, Official Public Records, Dallas County;

THENCE along the northeasterly line of said 60 foot wide right-of-way easement as follows:

North 00 degrees 01 minutes 41 seconds West, 99.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the west line of said 0.4300 acre tract;

Northwesterly, 817.11 feet along a curve to the left having a central angle of 93 degrees 12 minutes 20 seconds, a radius of 502.30 feet, a tangent of 531.22 feet, and whose chord bears North 44 degrees 55 minutes 51 seconds West, 729.95 feet to a one-half inch iron rod found for corner, said point being in the south line of said 2.0335 acre tract;

South 88 degrees 18 minutes 33 seconds West, 19.76 feet to a one-half inch iron rod found for corner, said point being the southwest corner of said 2.0335 acre tract, said point also being at the intersection

of the northwest corner of said 60 foot wide right-of-way easement with the east right-of-way line of Duncanville Road;

THENCE North 01 degrees 15 minutes 35 seconds West, 170.11 feet along the west line of said 2.0335 acre tract and along the east right-of-way line of Duncanville Road to the POINT OF BEGINNING and containing 2,480,716 square feet or 56.949 acres of land.

**BASIS OF BEARING:** The basis of bearing is based on the coordinate system (north central zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.



