

ORDINANCE NO. 84- 698

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 439, AND PROVIDING A CHANGE OF ZONING FROM R-1 RESIDENTIAL SINGLE FAMILY DISTRICT TO A PLANNED DEVELOPMENT DISTRICT TO INCLUDE SINGLE-FAMILY, CUSTOM HOMES, ESTATE LOTS, PATIO OR GARDEN HOMES, TOWNHOMES, MULTI-FAMILY DWELLINGS, OFFICES, LOCAL RETAIL, COMMERCIAL, SCHOOL SITE AND NEIGHBORHOOD PARK, WATER STORAGE TANKS, OPEN SPACE AND FIRE STATION AS SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a Request for Change in Zoning Classification was duly filed with the City of Cedar Hill, Texas, concerning the hereinafter described property;

WHEREAS, due notice of hearing was made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Cedar Hill, Texas, duly convened and conducted a public hearing for the purpose of assessing a zoning classification change on the hereinafter described property located in the City of Cedar Hill, Texas; and

WHEREAS, an additional opportunity for all interested persons to be heard was provided by the City County of the City of Cedar Hill, Texas, at an open public meeting, with proper notices posted;

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

SECTION 1. The specific legal description of the property zoned herein is as attached and marked Exhibit "A".

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1 Residential to a Planned Development District and includes single family residential, custom homes, estate lots, patio or garden homes, townhomes, multi-family homes, office, local retail, commercial, school site and neighborhood park, water storage tanks, open space and fire station in the following approximate amounts:

- a. Single-family homes, 260.0 acres;
- b. Custom homes, 148.4 acres;
- c. Estate lots, 241.8 acres;
- d. Patio or garden homes, 86.7 acres;
- e. Townhomes, 29.2 acres;
- f. Multi-family homes, 44.0 acres;
- g. Offices, 43.7 acres;
- h. Local Retail, 36.9 acres;
- i. Commercial, 70.9 acres;
- j. School Site and Neighborhood Park, 32.0 acres;
- k. Water Storage Tanks, 16.2 acres;
- l. Open Space, 72.4 acres; and
- m. Fire Station, 2.0 acres.

SECTION 3. The property zoned as a Planned Development District herein shall be developed in accordance

with the Land Use Plan attached hereto and marked as Exhibit "B".

SECTION 4. The zoning classification assessed in this Planned Development District is subject to the following Restrictions and Special Requirements which are specifically enumerated on Exhibit "C", attached hereto and incorporated herein as though written verbatim. Such Restrictions and Special Requirements are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein.

SECTION 5. No final building inspection or certificate of occupancy shall be issued for the occupancy of any improvements within the Planned Development District until such time as the owners and developers have built and constructed improved streets and such construction has been approved and accepted by the City Council of the City of Cedar Hill, Texas, as built in accordance with the rules, regulations and building codes of the City of Cedar Hill, Texas.

SECTION 6: Further, no final building inspection or certificate of occupancy shall be issued for the occupancy of any improvements within the Planned Development District until such time as the owners and developers have formally dedicated, by Dedication Deed, the school site and neighborhood parks as well as the municipal fire station land reflected on the Land Use Plan and approved by the City of Cedar Hill, Texas.

SECTION 7: The zoning classification of this Planned Development District with single family custom homes, estate lots, patio or garden homes, townhomes, multi-family residences, offices, local retail, commercial, school site and neighborhood park, water storage tanks, open space and fire station will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the _____ day of February, 1984.

MAYOR

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

84-698
High Pointe

EXHIBIT "C"

PLANNED DEVELOPMENT

1081 Acres

Willard R. Baker Company

To be included in Planned Development Ordinance

Tracts identified as:

- "A" Apartment District
- "LR" Local Retail District
- "C" Commercial District *(See Item 4 Below)
- "S/F" Attached (Town Homes)

shall be developed in accordance with the provisions of the City of Cedar Hill zoning ordinance in effect December 20, 1983, governing other development in the same category with the following exceptions:

1. "A" Apartment: The maximum number of apartment units per acre shall be 22 on Tract II-A and 20 units on Tract III-B.
2. "LR" Local Retail and "C" Commercial shall provide for the inclusion of office buildings (maximum of 3 per site, not to exceed 6 (six) stories in height, however, none of these zones shall be more than 50% of the square footage as office space.
3. "S/F" Attached (Town Homes): The minimum unit area of floor space shall be 850 sq. ft. per unit.
4. "C" Commercial: See Section 9 of Special Conditions for list of exceptions to permitted uses in "C" Commercial.

Planned Development

Willard R. Baker Company

Special Conditions:

1. All exterior building materials within the residential areas shall be a minimum of 75% masonry on the ground floor; including MF, Apartments and Townhomes.
2. All utilities shall be underground except for necessary transmission facilities.
3. An area of approximately 10 acres adjacent to each school site shall be reserved and dedicated to the City of Cedar Hill for a public park and playground.
4. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with standard City of Cedar Hill specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works. It is understood that all public streets and alleys shall be of concrete construction.
5. Sin single family residential detached districts, the width of lot listed as minimum is understood to mean the lot width at the building line due to cul-de-sacs and irregular shaped lots.
6. The Developer, Willard R. Baker Company, shall furnish an exact metes and buounds description of each tract within six (6) months of the adoption of the governing ordinance.
7. Tract IV-G: It is understood that the depth of this tract (i.e., that portion "north" of FM 1382) for "LR" Local Retail zoning shall extend to the base of the "Caprock" area which is to be determined by on-site survey.

All single family detached housing shall have 2 car rear entry garage except estate zones VIII-B, C and IX-A.

8. There shall be no MP apts or T.H. allowed in garden office, office, local retail or commercial.
9. It is agreed that the following listed uses are not to be requested or permitted in Tracts V-A, IV-F, I-A, 11-B to be zoned "C" Commercial:

Multi-Family Apartments and Townhomes

Automobile Dealers

Bottling works with syrup manufacture

Bus and Truck Storage

Car Barns

Cement Storage

Loading or Storage Tracks

Milk depot, wholesale

Second Hand Furniture (Not to include "Antiques")

Storage and sales of used auto parts and accessories, etc.

Storage of trucks, sand and gravel

Street Car Barns

Taxi Cab storage and repairs

Team tracks and loading docks, railroads

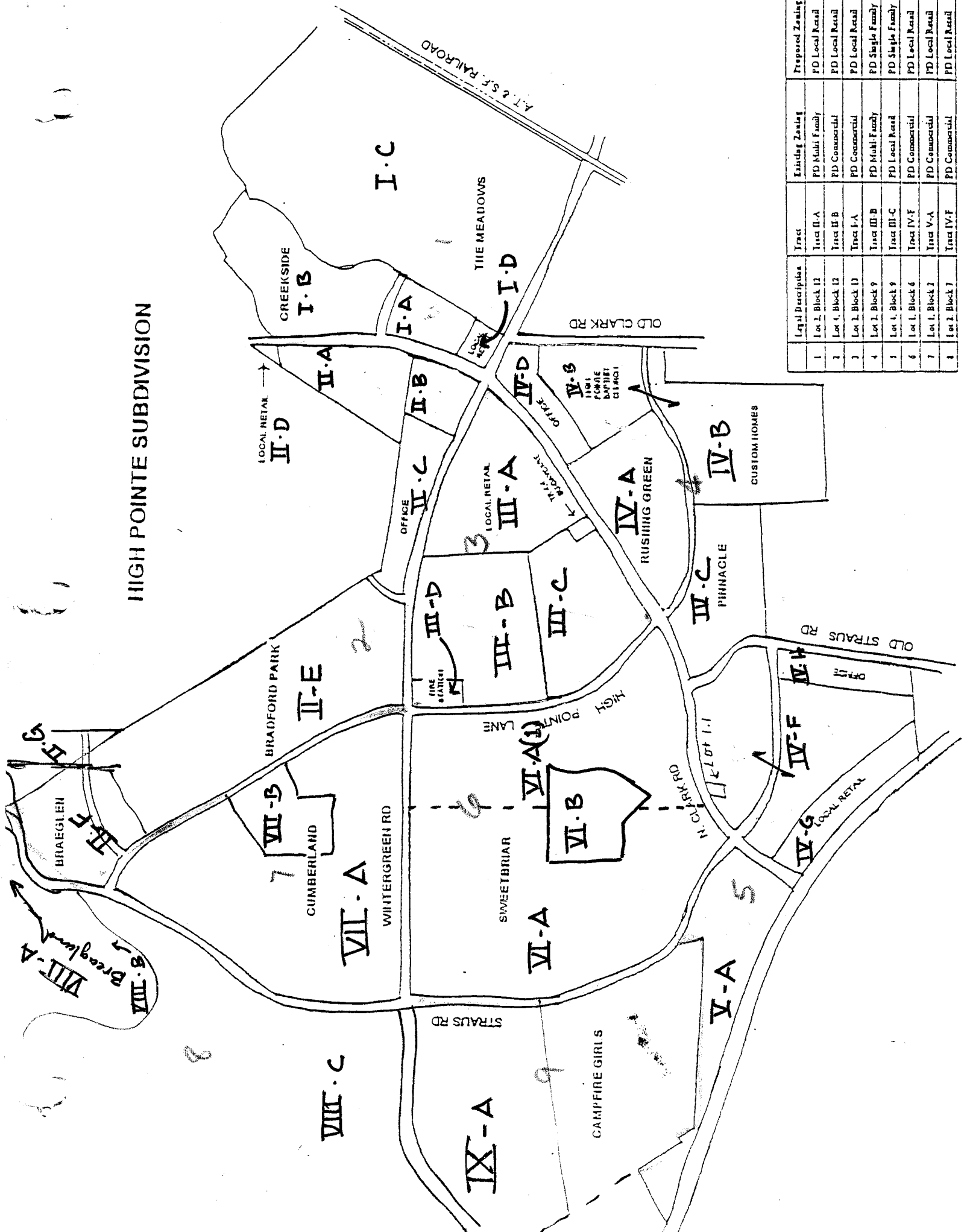
Tourist Camps

Used Car lots

It is understood that uses listed in "LR" Local Retail classification may also be used in those tracts zoned "C" Commercial.

10. Site Plans for all non-residential usage, apartments and Townhomes must be submitted to P & Z for review and the City Council for approval.
11. Screening Fence - Commercial and Retail Districts directly bordering residential property.

HIGH POINTE SUBDIVISION



Legal Description	Tract	Existing Zoning	Proposed Zoning
Lot 1, Block 12	Tract II-A	PD Multi Family	PD Local Retail
Lot 4, Block 12	Tract II-B	PD Commercial	PD Local Retail
Lot 1, Block 13	Tract I-A	PD Commercial	PD Local Retail
Lot 1, Block 9	Tract III-B	PD Multi Family	PD Single Family
Lot 4, Block 9	Tract III-C	PD Local Retail	PD Single Family
Lot 1, Block 6	Tract IV-F	PD Commercial	PD Local Retail
Lot 1, Block 2	Tract V-A	PD Commercial	PD Local Retail
Lot 2, Block 7	Tract IV-F	PD Commercial	PD Local Retail

<u>Tract:</u>	VIII-C	VIII-B	IX-A
<u>Acres:</u>	153.8 Acres	11 Acres	47.2 Acres
<u>Use:</u>	Estate: Single Family Dwelling No more than 2 dwelling units per acre		
<u>Height Regulations:</u>	No more than 2½ stories		
<u>Area Regulations:</u>			
Front yard:	30' from street		
Side yard:	10' to side property line		
Rear yard:	20' from rear property line		
<u>Area of the lot:</u>	No less than ½ (one-half) acre		
<u>Minimum Width of the Lot:</u>	100' at building line		
<u>Minimum Depth of the Lot:</u>	100'		
<u>Parking Regulations:</u>	Minimum of 2 car off street parking		
<u>Area of Dwelling:</u>	1800 sq. ft. of living area shall be minimum per dwelling		

<u>Tract:</u>	I-B	11-F
<u>Acres:</u>	27.1 Acres	28 Acres
<u>Use:</u>	Garden Homes Single Family Detached Dwellings No more than 5.25 dwelling units per acre	
<u>Height Regulations:</u>	No more than 2½ stories	
<u>Area Regulations:</u>		
Front yard:	20' from front property line	
Side yard:	May be "0" lot line concept - 10' minimum between homes, corner lots 15' minimum on street side	
Rear yard:	20' from rear property line	
<u>Area of the Lot:</u>	5500 sq. ft.	
<u>Minimum Width of the Lot:</u>	50'	
<u>Minimum Depth of the Lot:</u>	110'	
<u>Parking Regulations:</u>	2 car rear entry garage	
<u>Area of Dwelling:</u>	1250 sq. ft. shall be the minimum living area. Not more than 25% of the homes in these tracts shall be less than 1300 sq. ft. of living area. At least 25% of the homes in these tracts shall have a minimum of 1450 sq. ft. of living area.	

<u>Tract:</u>	VII-A	Tract VI-A
<u>Acres:</u>	79 Acres	64 Acres
<u>Use:</u>	Single Family Detached Dwellings No more than 4 dwelling units per acre	
<u>Height Regulations:</u>	No more than 2½ stories	
<u>Area Regulations:</u>		
Front yard:	25' from front property line	
Side yard:	10% of width of lot, corner lots 15' on street from R.O.W. side	
Rear Yard:	20' from rear property line	
<u>Area of the Lot:</u>	7200 sq. ft. minimum	
<u>Minimum Width of the Lot:</u>	60'	
<u>Minimum Depth of the Lot:</u>	120'	
<u>Parking Regulations:</u>	2 car rear entry garage	
<u>Area of Dwelling:</u>	1400 sq. ft. shall be the minimum living area. Not more than 25% of the homes in these tracts shall be less than 1450 sq. ft. of living area. At least 25% of the homes in these tracts shall have a minimum of 1600 sq. ft. of living area.	

<u>Tract:</u>	IV-A	VIII-A
<u>Acres:</u>	19.6 Acres	12.0 Acres
<u>Use:</u>	Patio Homes "0" lot line concept Single Family Detached Dwellings No more than 6.5 dwelling units per acre	
<u>Height Regulations:</u>	No more than 2½ stories	
<u>Area Regulations:</u>		
Front yard:	20' from front property line	
Side yard:	May be "0" lot line concept minimum of 10 ft. between homes. Corner lots 15' from street R.O.W.	
Rear yard:	20' from rear property line	
<u>Area of the Lot:</u>	4000 sq. ft.	
<u>Minimum Width of the Lot:</u>	40'	
<u>Minimum Depth of the Lot:</u>	100'	
<u>Parking Regulations:</u>	2 car rear entry garage	
<u>Area of Dwelling:</u>	1100 sq. ft. shall be the minimum living area. Not more than 25% of the homes in these tracts shall be less than 1150 sq. ft. of living area. At least 25% of the homes in these tracts shall have a minimum of 1250 sq. ft. of living area.	

25% 1250
 25% - 1150
 50% 1100

<u>Tract:</u>	VI-A-1	11-E
<u>Acres:</u>	64 Acres	55 Acres
<u>Use:</u>	Single Family Detached Dwellings. No more than 4.25 dwelling units per acre	
<u>Height Regulations:</u>	No more than 2½ stories	
<u>Area Regulations:</u>		
Front yard:	25' from front property line	
Side yard:	Minimum of 5' each side, corner lots 15' from street R.O.W.	
Rear yard:	20' from rear property line	
<u>Area of the Lot:</u>	6000 sq. ft.	
<u>Minimum Width of the Lot:</u>	60'	
<u>Minimum Depth of the Lot:</u>	100'	
<u>Parking Regulations:</u>	2 car rear entry garage	
<u>Area of Dwelling:</u>	1250 sq. ft. shall be the minimum living area. Not more than 25% of the homes in these tracts shall be less than 1300 sq. ft. of living area. At least 25% of the homes in these tracts shall have a minimum of 1450 sq. ft. of living area	

25% - 1450
25% - 1300
50% - 1250

Custom Homes

Tract: IV-B

Acres: 43.8 Acres

Use: Single Family Detached Dwellings
No more than 3.6 dwelling units
per acre

Height Regulations: No more than 2½ stories

Area Regulations: Minimums of:

 Front yard: 25' from front property line

 Side yard: 10% of width of lot, corner lots 15'
from street R.O.W.

 Rear yard: 20' from rear property line

Area of the Lot: Minimum of 8400 sq. ft.

Minimum Width of the Lot: 70'

Minimum Depth of the Lot: 120'

Parking Regulations: 2 car rear entry garage

Area of Dwelling: 1600 sq. ft. shall be the minimum
living area per dwelling

Custom Homes

Tract: 1-C

Acres: 105 Acres

Use: Single Family Detached Dwellings
No more than 3.6 dwelling units
per acre

Height Regulations: No more than 2½ stories

Area Regulations: Minimums of:

 Front yard: 25' from front property line

 Side yard: 10% of width of lot + 15% minimum on
corner lots

 Rear yard 20' from rear property line

Area of the Lot: Minimum of 8400 sq. ft.

Minimum Width of the Lot: 70'

Minimum Depth of the Lot: 120'

Parking Regulations: 2 car rear entry garage

Area of Dwelling: 1800 sq. ft. shall be the minimum
living area per dwelling with
provision for 1600 S/F buffer zone -
1 street if parallel or 3 lots if
cul-de-sac or thru street

EXHIBIT "A"

CURVE DATA

CURVE

DATA

1	$\Delta = 23^{\circ}24'00''$ R = 929.97 T = 192.58 L = 379.81	11	$\Delta = 21^{\circ}49'00''$ R = 746.06 T = 143.78 L = 284.08	21	$\Delta = 73^{\circ}12'00''$ R = 268.70 T = 199.55 L = 343.29	31	$\Delta = 14^{\circ}41'08''$ R = 149.03 T = 19.27 L = 38.33
2	$\Delta = 16^{\circ}33'00''$ R = 985.03 T = 143.26 L = 284.53	12	$\Delta = 21^{\circ}49'00''$ R = 686.06 T = 132.21 L = 261.23	22	$\Delta = 73^{\circ}12'00''$ R = 208.70 T = 154.99 L = 266.63	32	$\Delta = 78^{\circ}25'00''$ R = 100.00 T = 81.58 L = 136.86
3	$\Delta = 41^{\circ}30'00''$ R = 257.70 T = 97.63 L = 186.66	13	$\Delta = 15^{\circ}25'19''$ R = 985.40 T = 133.42 L = 265.23	23	$\Delta = 9^{\circ}41'26''$ R = 759.22 T = 64.35 L = 128.41		
4	$\Delta = 8^{\circ}14'00''$ R = 1116.26 T = 80.34 L = 160.41	14	$\Delta = 15^{\circ}25'19''$ R = 925.40 T = 125.29 L = 249.08	24	$\Delta = 9^{\circ}41'26''$ R = 819.22 T = 69.44 L = 138.56		
5	$\Delta = 18^{\circ}10'00''$ R = 925.12 T = 147.90 L = 293.33	15	$\Delta = 25^{\circ}50'00''$ R = 924.91 T = 212.11 L = 417.02	25	$\Delta = 52^{\circ}11'26''$ R = 190.12 T = 93.12 L = 173.18		
6	$\Delta = 13^{\circ}51'00''$ R = 985.05 T = 119.64 L = 238.11	16	$\Delta = 25^{\circ}50'00''$ R = 984.91 T = 225.87 L = 444.07	26	$\Delta = 4^{\circ}29'57''$ R = 1392.40 T = 54.69 L = 109.34		
7	$\Delta = 12^{\circ}26'00''$ R = 1115.70 T = 121.53 L = 242.11	17	$\Delta = 13^{\circ}52'21''$ R = 1402.43 T = 170.61 L = 339.56	27	$\Delta = 10^{\circ}35'00''$ R = 1392.69 T = 128.99 L = 257.25		
8	$\Delta = 23^{\circ}42'00''$ R = 543.10 T = 113.95 L = 224.65	18	$\Delta = 13^{\circ}52'21''$ R = 1462.43 T = 177.91 L = 354.09	28	$\Delta = 8^{\circ}29'00''$ R = 1472.69 T = 109.22 L = 218.05		
9	$\Delta = 17^{\circ}17'44''$ R = 628.70 T = 95.61 L = 189.78	19	$\Delta = 74^{\circ}53'00''$ R = 208.50 T = 159.65 L = 272.50	29	$\Delta = 77^{\circ}21'53''$ R = 110.12 T = 88.17 L = 148.69		
10	$\Delta = 17^{\circ}17'44''$ R = 688.70 T = 104.74 L = 207.89	20	$\Delta = 74^{\circ}53'00''$ R = 268.50 T = 205.59 L = 350.92	30	$\Delta = 11^{\circ}50'26''$ R = 209.03 T = 21.68 L = 43.20		

FIELD NOTES

TRACT "A"

BEING a tract of land situated in the William Clark Survey, Abstract No. 233 and the Phillip Kimmell Survey, Abstract No. 725 and the J.R. Mitchell Survey, Abstract No. 895 in the City of Cedar Hill, Dallas County, Texas, and being all of the following tracts of land owned by The Rosewood Corporation as recorded in the Deed Records, Dallas County, Texas, (DRDCT); a 181.70 acre tract as recorded in Volume 74054, Page 2288 (DRDCT) and a 12.168 acre tract as recorded in Volume 74068, Page 1908 (DRDCT) and being part of a 218.20 acre tract as recorded in Volume 74058, Page 0929 (DRDCT) and being more particularly described as follows:

BEGINNING at a $\frac{1}{4}$ inch iron pipe found at the base of a corner post located, by description, at the northwest corner of said William Clark Survey and the southwest corner of the J. Scroggy Survey, Abstract No. 1375;

THENCE along the northwest line, by description, of said William Clark Survey and with the meandering of a fence, North $60^{\circ}49'22''$ East a distance of 5280.73 feet to a $1\frac{3}{4}$ inch iron pipe found at the base of a corner post, from which the remains of an old fence line bears South $38^{\circ}06'03''$ East a distance of 9.10 feet, said corner also being by description the northeast corner of said William Clark Survey and lying in the west line of said Phillip Kimmell Survey;

THENCE along the west line of said Phillip Kimmell Survey to its northwest corner, by description, and with a fence, North $28^{\circ}51'28''$ West a distance of 504.70 feet to a $\frac{1}{4}$ inch iron rod found at the base of a corner post;

THENCE continuing along said fence, South $89^{\circ}39'33''$ East a distance of 1255.56 feet to a P. K. nail set in the north right-of-way line of Soreey Road (at this point 80 feet wide) and being that portion dedicated for road widening, said point also being in a curve to the left having a radial bearing of South $29^{\circ}07'51''$ East and a distance of 190.12 feet;

THENCE along said curve in a southwesterly direction through a central angle of $52^{\circ}11'26''$, and an arc length of 173.18 feet to a $\frac{5}{8}$ inch iron rod set for the end of said curve;

THENCE South $81^{\circ}19'17''$ East a distance of 5.49 feet to a $\frac{5}{8}$ inch iron set in the west right-of-way line of Straus Road (60 feet wide) and being in a curve to the left having a radial bearing of South $74^{\circ}11'36''$ East and a distance of 209.03;

THENCE along the right-of-way line of said Straus Road as follows:

Continuing along said curve in a southwesterly direction through a central angle of $11^{\circ}50'26''$, and an arc length of 43.20 feet to a $\frac{5}{8}$ inch iron rod set for the point of tangency;

South $03^{\circ}57'58''$ West a distance of 22.09 feet to a $\frac{5}{8}$ inch iron rod set for the beginning of a curve to the right having a radius of 759.22 feet;

Continuing along said curve through a central angle of $09^{\circ}41'26''$, and an arc length of 128.41 feet to a $\frac{5}{8}$ inch iron rod set for the point of tangency;

South $13^{\circ}39'24''$ West a distance of 9.70 feet to a $\frac{5}{8}$ inch iron rod set for the beginning of a curve to the right having a radius of 208.70 feet;

Continuing along said curve through a central angle of $73^{\circ}12'00''$, and an arc length of 266.63 feet to a $\frac{5}{8}$ inch iron rod set for the point of tangency;

South $86^{\circ}51'24''$ West a distance of 680.17 feet to a $\frac{5}{8}$ inch iron rod set for the beginning of a curve to the left having a radius of 268.50 feet;

Continuing along said curve through a central angle of $74^{\circ}53'00''$, and an arc length of 350.92 feet to a $\frac{1}{4}$ inch iron rod found for the point of tangency;

South $11^{\circ}58'24''$ West a distance of 88.56 feet to a $\frac{1}{4}$ inch iron rod found for the beginning of a curve to the left having a radius of 1462.43 feet;

Continuing along said curve through a central angle of $13^{\circ}52'21''$, and an arc length of 354.09 feet to a $\frac{1}{4}$ inch iron rod found for the point of tangency;

South $01^{\circ}53'58''$ East a distance of 568.99 feet to a $\frac{1}{4}$ inch iron rod found for the beginning of a curve to the right having a radius of 924.91 feet;

Continuing along said curve through a central angle of $25^{\circ}50'00''$, and an arc length of 417.02 feet to a 5/8 inch iron rod set for the point of tangency;

South $23^{\circ}56'02''$ West a distance of 584.10 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 925.40 feet;

Continuing along said curve through a central angle of $15^{\circ}25'19''$, and an arc length of 249.08 feet to a 5/8 inch iron rod set for the point of tangency;

South $39^{\circ}21'21''$ West a distance of 381.50 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 746.06 feet;

Continuing along said curve through a central angle of $21^{\circ}49'00''$, and an arc length of 281.08 feet to a 5/8 inch iron rod set for the point of tangency;

South $17^{\circ}32'22''$ West a distance of 243.53 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 688.70 feet;

Continuing along said curve through a central angle of $17^{\circ}17'44''$, and an arc length of 207.89 feet to a 5/8 inch iron rod set for the point of tangency;

South $00^{\circ}14'38''$ West a distance of 1700.24 feet to a 1/2 inch iron rod found in the centerline of an old fence being the north line of the Camp Fire Girls of Dallas, Inc. tract as recorded in Volume 2151, Page 325;

THENCE departing the west line of said Straus Road along the north line of said Camp Fire Girls tract, South $85^{\circ}37'28''$ West a distance of 1888.52 feet to a 3/4 inch iron pipe found bent at the base of a corner post and being, by description, located in the west line of said William Clark Survey;

THENCE along the west line of said Clark Survey, by description, and with a fence, North $28^{\circ}48'38''$ West a distance of 305.50 feet to a 1/2 inch iron rod found bent at the base of a corner post, and being, by description, in the southeast line of a tract owned by Bobbie Jean Turner;

THENCE continuing along the southeast line of said Turner tract with a fence, North $50^{\circ}42'42''$ East a distance of 34.66 feet to a 1/2 inch iron rod found bent at the base of a corner post and being by description, the southeast corner of said Turner tract;

THENCE along the northeast line of said Turner tract and by description the west line of said William Clark Survey, being the adjoiner calls described in said Volume 74058, Page 0929, with a fence, North $30^{\circ}10'40''$ West a distance of 2813.06 feet to the POINT OF BEGINNING containing within these metes and bounds 292.440 acres of land, more or less and being subject to easements of record.

TRACT "B"

BEING a tract of land situated in the J.R. Mitchell Survey, Abstract No. 895, and the Phillip Kimmell Survey, Abstract No. 725, and the William Clark Survey, Abstract No. 233, and the Catherine Kimmell Survey, Abstract No. 724, and the Samuel Ramsey Survey, Abstract No. 1226, in the City of Cedar Hill, Dallas County, Texas, and being all of the following tracts of land owned by The Rosewood Corporation as recorded in the Deed Records, Dallas County, Texas; a 44.168 acre tract as recorded in Volume 74068, Page 1896 (DRDCT); a 56.258 acre tract as recorded in Volume 74068, Page 1900 (DRDCT) and a 383.505 acre tract as recorded in Volume 74068, Page 1904 (DRDCT) and being part of a 218.20 acre tract as recorded in Volume 74058, Page 0929 (DRDCT) said tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set by corner post at the southeast corner of said J.R. Mitchell Survey, (by description) and being the most westerly southwest corner of the Green Hills, First Section, an addition to the County of Dallas, Texas, as recorded in Volume 126, Page 2534 of the Map and Plat Records, Dallas County, Texas;

THENCE along the west line of said Green Hills, First Section with a fence South $30^{\circ}15'45''$ East a distance of 2597.43 feet to a 5/8 inch iron rod set, from which a corner post bears South $81^{\circ}43'47''$ East a distance of 4.07 feet;

THENCE South $81^{\circ}02'02''$ East a distance of 138.81 feet to a 1/2 inch iron found by a fence corner intersection;

THENCE along the south line of said Green Hills First Section with a fence South $81^{\circ}53'03''$ East a distance of 944.11 to a 5/8 inch iron rod set at the base of a broken off corner post;

THENCE along the southeasterly line of said Green Hill's First Section with a fence North $31^{\circ}47'02''$ East a distance of 1590.82 feet to a 5/8 inch iron rod set by a 1' x 1' cross-tie for corner post, and being in the west right-of-way line of Clark Road (80 feet wide) said point also being in a curve to the right from which the radius point bears South $84^{\circ}44'32''$ West a distance of 1392.40 feet;

THENCE along the west right-of-way line of Clark Road as follows:

Continuing along said curve in a southeasterly direction through a central angle of $4^{\circ}29'57''$, and an arc length of 109.34 feet to a 5/8 inch iron rod set for the point of tangency;

South $00^{\circ}45'31''$ East a distance of 336.90 feet to a 5/8 inch iron rod set for corner;

South $00^{\circ}09'35''$ West a distance of 1715.88 feet to a 5/8 inch iron rod set for corner;

South $00^{\circ}11'59''$ West a distance of 307.80 feet to a 1/2 inch iron rod found for corner;

South $00^{\circ}32'00''$ West a distance of 1155.08 feet to a 1/2 inch iron rod found for the northeast corner of the George C. Hill tract as recorded in Volume 246, Page 0254;

THENCE along the north line of said Hill tract with a fence South $88^{\circ}26'52''$ West a distance of 305.00 feet to a 5/8 inch iron rod set from which a 5/8 inch iron rod bears South $60^{\circ}11'12''$ West a distance of 3.27 feet;

THENCE along the west line of said Hill tract with the meanderings of a fence South $00^{\circ}31'21''$ West a distance of 1362.15 feet to a 5/8 inch iron rod set by corner post and being the southwest corner of said Hill tract;

THENCE along a fence, South $88^{\circ}06'06''$ West a distance of 984.20 feet to a 1/2 inch iron rod found by corner post;

THENCE along a fence, North $00^{\circ}52'53''$ East a distance of 583.30 feet to a 1/2 inch iron rod found by corner post;

THENCE along a fence, South $84^{\circ}56'44''$ West a distance of 1187.93 feet to a 5/8 inch iron rod set in the east right-of-way line of Straus Road, a right-of-way conveyed to the County of Dallas, Texas, as recorded in Volume 2074, Page 123, Volume 2074, Page 126; Volume 2074, Page 129; Volume 2074, Page 131; and Volume 2074, Page 132;

THENCE continuing along the right-of-way line of Straus Road the following:

North $06^{\circ}55'51''$ East a distance of 103.28 feet to a 5/8 inch iron set for corner;

North $83^{\circ}01'26''$ West a distance of 46.00 feet to a 5/8 inch iron set for the beginning of a curve to the right from which the radius point bears North $83^{\circ}01'26''$ West a distance of 100.00 feet;

Continuing along said curve in a southwesterly direction through a central angle of $78^{\circ}25'00''$, and an arc length of 136.86 feet to a 5/8 inch iron set for the point of tangency;

South $85^{\circ}23'34''$ West a distance of 780.14 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 929.97 feet;

Continuing along said curve through a central angle of $23^{\circ}24'00''$, and an arc length of 379.81 feet to a 5/8 inch iron rod set for the point of tangency;

North $71^{\circ}12'26''$ West a distance of 303.00 feet to a 5/8 inch iron set for the beginning of a curve to the left having a radius of 985.03 feet;

Continuing along said curve through a central angle of $16^{\circ}33'00''$, and an arc length of 284.53 feet to a 5/8 inch iron rod set for the point of tangency;

North $87^{\circ}45'26''$ West a distance of 130.10 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 257.70 feet;

Continuing along said curve through a central angle of $41^{\circ}30'00''$, and an arc length of 186.66 feet to a 5/8 inch iron rod set for the point of tangency;

North $46^{\circ}15'26''$ West a distance of 22.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 1116.26 feet;

Continuing along said curve through a central angle of $11^{\circ}00''$, and an arc length of 160.41 feet to a 5/8 inch iron rod set for the point of tangency;

North $38^{\circ}01'26''$ West a distance of 67.30 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 925.12 feet;

Continuing along said curve through a central angle of $18^{\circ}10'00''$, and an arc length of 293.33 feet to a 5/8 inch iron rod set for the point of tangency;

North $19^{\circ}51'26''$ West a distance of 18.80 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 985.05 feet;

Continuing along said curve through a central angle of $13^{\circ}51'00''$, and an arc length of 238.11 feet to a 5/8 inch iron rod set for the point of tangency;

North $33^{\circ}42'26''$ West a distance of 61.70 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 1115.70 feet;

Continuing along said curve through a central angle of $12^{\circ}26'00''$, and an arc length of 242.11 feet to a 5/8 inch iron rod set for the point of tangency;

North $21^{\circ}16'26''$ West a passing distance of 234.50 feet to a 1/2 inch iron rod found being a point in the south line of said 218.20 acre tract of land, in all a distance of 612.40 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 543.10 feet;

Continuing along said curve through a central angle of $23^{\circ}42'00''$, and an arc length of 224.65 feet to a 5/8 inch iron rod set for the point of tangency;

North $2^{\circ}25'34''$ East a distance of 155.81 feet to a 5/8 inch iron rod set for corner;

North $00^{\circ}14'38''$ East a distance of 1782.39 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 628.70 feet;

Continuing along said curve through a central angle of $17^{\circ}17'44''$, and an arc length of 189.78 feet to a 5/8 inch iron rod set for the point of tangency;

North $17^{\circ}32'22''$ East a distance of 243.53 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 686.06 feet, said point being South $41^{\circ}33'02''$ West a distance of 41.40 feet from a 1 inch iron type rod found being described in said 218.20 acre tract deed as an axle;

Continuing along said curve through a central angle of $21^{\circ}49'00''$, and an arc length of 261.23 feet to a 5/8 inch iron rod set for the point of tangency;

North $39^{\circ}21'21''$ East a distance of 381.50 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 985.40 feet;

Continuing along said curve through a central angle of $15^{\circ}25'19''$, and an arc length of 265.23 feet to a 5/8 inch iron rod set for the point of tangency;

North $23^{\circ}56'02''$ East a distance of 584.10 feet to a 5/8 inch iron set for the beginning of a curve to the left having a radius of 984.91 feet;

Continuing along said curve through a central angle of $25^{\circ}50'00''$, and an arc length of 144.07 feet to a 5/8 inch iron set for the point of tangency;

North $01^{\circ}53'58''$ West a distance of 568.99 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 1402.43 feet;

Continuing along said curve through a central angle of $13^{\circ}52'21''$, and an arc length of 339.56 feet to a 5/8 inch iron rod set for the point of tangency;

North $11^{\circ}58'24''$ East a distance of 88.56 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 208.50 feet;

Continuing along said curve through a central angle of $74^{\circ}53'00''$, and an arc length of 272.50 feet to a 5/8 inch iron rod set for the point of tangency;

North $86^{\circ}51'24''$ East a distance of 680.17 feet to a 5/8 inch iron set for the beginning of a curve to the left having a radius of 268.70 feet;

Continuing along said curve through a central angle of $73^{\circ}12'00''$, and an arc length of 343.29 feet to a 5/8 inch iron rod set for the point of tangency;

North $13^{\circ}39'24''$ East a distance of 9.70 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 819.22 feet;

Continuing along said curve through a central angle of $99^{\circ}41'26''$, and an arc length of 138.56 feet to a 5/8 inch iron rod set for the point of tangency;

North $03^{\circ}57'58''$ East a distance of 22.09 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 149.03 feet;

Continuing along said curve through a central angle of $14^{\circ}44'08''$, and an arc length of 38.33 feet to a 5/8 inch iron rod set for corner, at this point said Straus Road being 60 feet in width;

South $81^{\circ}19'17''$ East a distance of 13.85 feet to a 5/8 inch iron rod set for the beginning of a curve having a radial bearing of North $81^{\circ}19'17''$ East a distance of 110.12 feet, at this point said street right-of-way being 80 feet in width;

Continuing along said curve through a central angle of $77^{\circ}21'53''$, and an arc length of 118.69 feet to a 5/8 inch iron set for corner in the south right-of-way line of Sorecy Road (80 feet wide)

THENCE departing the south line of said Sorecy Road, along the west line of a 1.0657 acre tract as recorded in Volume 79203, Page 0085 with a fence, South $01^{\circ}39'21''$ East a distance of 275.12 feet to a 1/2 inch iron rod found by corner post being the southwest corner of said 1.0657 acre tract;

THENCE continuing along a fence South $00^{\circ}29'57''$ West a distance of 261.51 feet to a 5/8 inch iron rod set for corner and being in the west line of said Green Hills First Section;

THENCE along the west line of said Green Hills First Section with a fence South $00^{\circ}17'17''$ West a distance of 337.63 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said fence and west line of the Green Hills First Section South $00^{\circ}37'07''$ West a distance of 1258.10 feet to the POINT OF BEGINNING containing within these metes and bounds 592.549 acres of land more or less and being subject to encumbrances of record.

TRACT "C"

BEING a tract of land situated in the Young E. Brown Survey, Abstract No. 124 in the City of Cedar Hill, Dallas County, Texas, and being a part of a tract of land conveyed to The Rosewood Corporation, being (Tract 2) as recorded in Volume 74066, Page 2328 of the Deed Records, Dallas County, Texas, (DRDCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the easterly right-of-way line of Clark Road (80 feet wide) with the easterly cut-off line of Wintergreen Road an 80 foot right-of-way;

THENCE along the easterly line of said Clark Road, North $00^{\circ}09'35''$ East a distance of 1761.10 feet to a 1 inch iron pipe found for corner;

THENCE North $00^{\circ}45'31''$ West a distance of 245.55 feet to a 5/8 inch iron rod set for the southwest corner of a 289.2486 acre tract of land conveyed to Eddie C. Pelt as recorded in Volume 78069, Page 3054;

THENCE departing the east line of said Clark Road along the south line of said Eddie C. Pelt tract and with the general line of Ten Mile Creek as follows:

North $50^{\circ}15'05''$ East a distance of 135.20 feet to a point for corner;

North $81^{\circ}23'05''$ East a distance of 210.73 feet to a point for corner;

North $55^{\circ}03'05''$ East a distance of 83.50 feet to a point for corner;

North $32^{\circ}08'45''$ East a distance of 133.14 feet to a point for corner;

North $46^{\circ}26'38''$ East a distance of 195.14 feet to a point for corner;

South $77^{\circ}30'02''$ East a distance of 15.42 feet to a point for corner;

South $45^{\circ}42'35''$ East a distance of 55.79 feet to a point for corner;

North $38^{\circ}56'35''$ East a distance of 132.73 feet to a point for corner;

North $78^{\circ}40'41''$ East a distance of 138.85 feet to a point for corner;

South $47^{\circ}49'40''$ East a distance of 238.01 feet to a point for corner;

South 57° 45'11" East a distance of 118.50 feet to a point for corner;

North 54° 32'53" East a distance of 130.40 feet to a point for corner;

North 53° 06'04" East a distance of 160.25 feet to a point for corner;

North 82° 59'10" East a distance of 274.29 feet to a point in the southwest line of a Texas Power and light (TP & L) tract of land as recorded in Volume 52, Page 1262;

THENCE departing the south line of said Eddie C. Pelt tract along the southwesterly line of said TP & L tract, South 46° 28'37" East a distance of 1337.77 feet to a 5/8 inch iron rod found in the northwesterly line of the Atchison-Topeka and Santa Fe Railroad Company (AT & SFRR) right-of-way (100 feet wide);

THENCE departing the southwesterly line of said (TP & L) tract along the northwesterly right-of-way of said AT & SFRR with a fence, South 29° 51'02" West a distance of 2555.55 feet to a 5/8 inch iron rod set by corner post, and being in the northeasterly right-of-way of said Wintergreen Road;

THENCE along the northeasterly line of said Wintergreen Road as follows:

North 65° 12'46" West a distance of 116.88 feet to a 1 inch iron rod found for the beginning of a curve to the left having a radius of 1472.69 feet;

Continuing along said curve to the left through a central angle 08° 29'00", an arc length of 218.05 feet, a tangent of 109.22 feet, and a chord which bears North 69° 27'16" West a distance of 217.85 to a 1 inch iron pipe found for the point of tangency;

North 73° 41'46" West a distance of 5.55 feet to a 1 inch iron rod found for the beginning of a curve to the right having a radius of 1392.69 feet;

Continuing along said curve to the right through a central angle of 40° 35'00", an arc length of 257.25 feet, and a chord which bears North 68° 24'16" West a distance of 256.88 feet to a 1 inch iron pipe found for the point of tangency;

North 63° 06'46" West a distance of 939.05 feet to a 5/8 inch iron rod set by a corner post;

North 31° 22'46" West a distance of 51.21 feet to the POINT OF BEGINNING containing within these metes and bounds 135.796 acres of land more or less and being subject to easements of record.

TRACT "D"

BEING a tract of land situated in the William Clark Survey, Abstract No. 233 in the City of Cedar Hill, Dallas County, Texas, and being part of a 218.20 acre tract of land owned by the Rosewood Corporation as recorded in Volume 74058, Page 0929 of the Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found for the southwest corner of said 218.20 acre tract by description, and being in the east line of a tract of land owned by the Campfire Girls of Dallas Inc. as recorded in Volume 2131, Page 325 (DRDCT);

THENCE along the east line of said Campfire Girls tract and the west line of said 218.20 acres, with a fence North 00° 55'36" East a distance of 284.97 feet to a 5/8 inch iron rod set, from which a 5/8 inch iron rod found bears North 68° 42'59" East a distance of 2.34 feet, said point also being in the west line of Straus Road, a 60 foot right-of-way conveyed to the County of Dallas, Texas, in the year 1937 and 1938;

THENCE along the west line of said Straus Road, South 21° 16'26" East a distance of 516.42 feet to a 5/8 inch iron rod set in the south line of said 218.20 acre tract, by description, and also being in the southerly north line of said Campfire Girls tract;

THENCE along the aforementioned adjoiner calls North 85° 14'56" West a distance of 119.83 feet to the POINT OF BEGINNING containing within these metes and bounds 17,010 square feet, 0.391 acres of land, more or less and being subject to easements of record.