

ORDINANCE 2000-124

AN ORDINANCE OF THE CITY OF ROANOKE, TEXAS, REZONING REAL PROPERTY LOCATED IN THE CITY OF ROANOKE, BEING APPROXIMATELY 468.9202 ACRES IN THE W.M.R. KELSEY SURVEY, ABSTRACT 705; 14.366 ACRES OF LAND IN THE M. BEALL SURVEY, ABSTRACT 87; 26.229 ACRES OF LAND IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 912; AND 11.939 ACRES OF LAND IN THE JOHN D. HUNTER SURVEY, ABSTRACT 606 FROM AG (AGRICULTURAL) TO "R-1 SINGLE FAMILY RESIDENTIAL" (APPROX. 194 ACRES), TRACT 1A "PLANNED DEVELOPMENT FOR OFFICE/SERVICES/SHOWROOM/DISTRIBUTION" (APPROX. 216 ACRES), TRACT 1B "PLANNED DEVELOPMENT FOR LIGHT RETAIL/OFFICE" (APPROX. 58.5702 ACRES), TRACT 2 "PLANNED DEVELOPMENT FOR HEAVY RETAIL/OFFICE" (APPROX. 14.366 ACRES), TRACT 3 "PLANNED DEVELOPMENT FOR LIGHT RETAIL/OFFICE" (APPROX. 26.229 ACRES), AND TRACT 4 "PLANNED DEVELOPMENT FOR LIGHT RETAIL/OFFICE" (APPROX. 11.939 ACRES); AND PROSCRIBING THE PERMISSIBLE USES THEREOF, AND PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Whereas, a public hearing was held before the Planning & Zoning Commission and the City Council of the City of Roanoke, Texas, after due notice thereof was had in accordance with the Zoning Ordinance of the City of Roanoke, Texas; and,

Whereas, at such public hearings all persons having any interest in doing so were afforded an opportunity to be heard concerning the rezoning of the property hereinafter described as requested by the applicant.

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

Section 1: The following described property is hereby rezoned from AG (agricultural) to the indicated zoning classifications:

See Exhibit "A" attached hereto

Section 2: The property shall be developed in strict accordance with the allowable land uses for the project, which are attached hereto as Exhibit "B", which is incorporated herein by reference as if fully set out in detail.

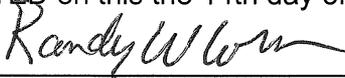
Section 3: Each and every provision, paragraph, sentence and clause of this ordinance has been considered and passed by the City Council of the City of Roanoke, Texas, and each said provision would have been passed without any other provision, and if any provision hereof should be ineffective, invalid, or unconstitutional for any cause, it shall not impair or affect the remaining portion nor any other part thereof, but the valid portion shall be enforced just as if it had been passed alone.

Section 4: The City Secretary is directed to engross and enroll this ordinance in the code of ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

PASSED, APPROVED AND ADOPTED on this the 14th day of November, 2000.



Ramah Burns, City Secretary



Randy Corn, Mayor

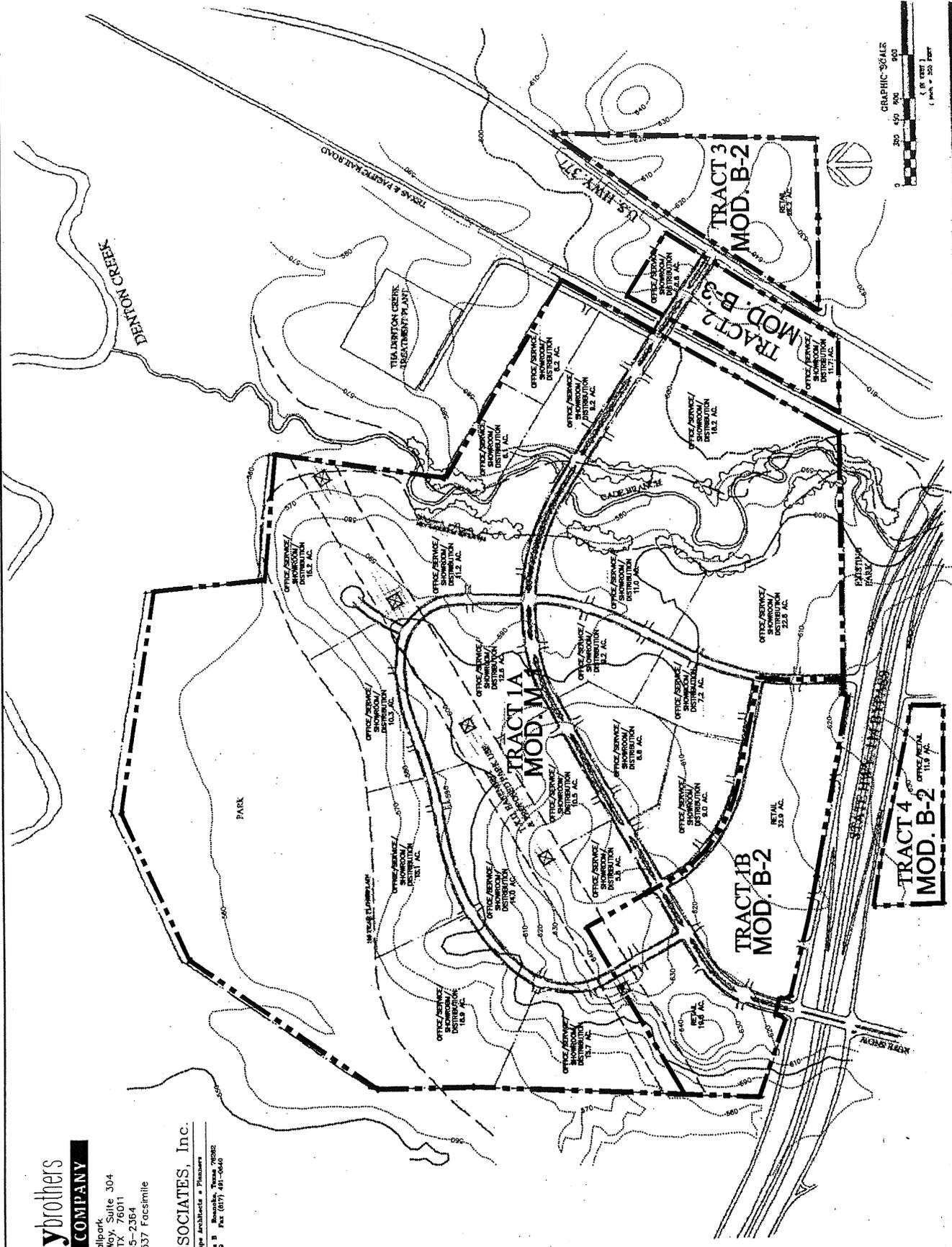
Reillybrothers

PROPERTY COMPANY

The Ballpark
 1000 Ballpark Way, Suite 304
 Arlington, TX 76011
 (817) 265-2384
 (817) 265-0537 Facsimile

DUNAWAY ASSOCIATES, Inc.

Engineers • Landscape Architects • Planners
 212 N. Oak Street, Suite B • Rowlett, Texas 75088
 Phone (817) 481-0225 Fax (817) 481-0440



**CONCEPTUAL LAND USE PLAN
 SLAUGHTER RANCH,
 ROANOKE, TEXAS**

EXHIBIT A

GOOD FULTON & FARRELL ARCHI
 2102 Oak Lawn Avenue
 Suite 202
 Dallas, Texas 75246
 214/343-5046
 Fax: 214/343-8872

District VI – Planned Development
Zoning Regulations
Slaughter Ranch
Roanoke, Texas

I. District VI – “Planned Development for Light Retail/Office”

- A. Use Regulations: A building or premises in these tracts shall be used only for the following uses: (See Table 1 – Allowed Uses) Tailor, clothing or wearing apparel shops.
- B. Height Regulations: As required by the Standard Building Code and Section 9c.
- C. Area Regulations:
 - 1. Front Yard: There shall be a front yard having a minimum depth of twenty-five feet (25'). No parking storage or similar use shall be allowed in required front yards except that automobile parking will be permitted in such yards in accordance with off-street parking requirements.
 - 2. Side Yards: A side yard of not less than fifteen feet (15') in width shall be provided on the side of a lot adjoining a street. Otherwise no side yard is required. Automobile parking is allowed in a side yard.
 - 3. Rear Yards: No rear yard is required.
 - 4. Size of Lots: No minimum lot area.
 - 5. Lot Coverage: Maximum of ninety percent (90%) lot coverage.
- D. Site Plan: A Site Plan pursuant to City of Roanoke Ordinance 99-112 as Amended shall be required.
- E. Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b.
- F. Screening Device Requirements: Same as District B-2.

II. District VI – “Planned Development for Heavy Retail/Office”

- A. Use Regulations: A building or premises in these tracts shall be used only for the following uses: (See Table 1 – Allowed Uses)
- B. Height Regulations: As required by the Standard Building Code and Section 9c.
- C. Area Regulations:
 - 1. Front Yard: There shall be a front yard having a minimum depth of twenty-five feet (25'). No parking storage or similar use shall be allowed in required front yards except that automobile parking will be permitted in such yards in accordance with off-street parking requirements.
 - 2. Side Yards: A side yard of not less than fifteen feet (15') in width shall be provided on the side of a lot adjoining a street. Otherwise no side yard is required. Automobile parking is allowed in a side yard.
 - 3. Rear Yards: No rear yard is required except that a rear yard of not less than ten feet (10') in depth shall be provided upon that portion of a lot abutting or across a rear street from a “R-1”, “R-2” or “R-3” District.
 - 4. Size of Lots: No minimum lot area.
 - 5. Lot Coverage: Maximum of ninety percent (90%) lot coverage.
- D. Site Plan: A Site Plan pursuant to City of Roanoke Ordinance 99-112 as Amended shall be required.
- E. Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b.
- F. Screening Device Requirements: Same as District B-3.

III. District VI – “Planned Development for Office/Services/Showroom/Distribution”

- A. Use Regulations: A building or premises in these tracts shall be used only for the following uses: (See Table 1 – Allowed Uses)

- B. Height Regulations: As required by the Standard Building Code and Section 9c.
- C. Area Regulations:
1. Front Yard: There shall be a front yard having a minimum depth of twenty-five feet (25'). No parking storage or similar use shall be allowed in required front yards except that automobile parking will be permitted in such yards in accordance with off-street parking requirements.
 2. Side Yards: A side yard of not less than fifteen feet (15') in width shall be provided on the side of a lot adjoining a street. Otherwise no side yard is required. Automobile parking is allowed in a side yard.
 3. Rear Yards: No rear yard is required.
 4. Size of Lots: No minimum lot area.
 5. Lot Coverage: Maximum of ninety percent (90%) lot coverage.
- D. Site Plan: A Site Plan pursuant to City of Roanoke Ordinance 99-112 as Amended shall be required.
- E. Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b.
- F. Screening Device Requirements: Same as District M-1.

TABLE 1 – ALLOWED USES

USE	DISTRICTS ALLOWED		
	Light Retail/Office	Heavy Retail/Office	Office/Service/Showroom/Dist.
Agricultural uses			
Aircraft, aircraft hardware or parts manufacture			
Animal hospitals or veterinary clinics	X	X	
Antique shop		X	
Appliance (household) sales and service	X	X	
Auditoriums, theatres	X	X	
Auto parts sales (no outside storage or display)		X	
Auto parts sales, new, retail	X	X	
Auto repair (garage)		X	
Auto upholstery or muffler shop		X	
Bakery or confectionery for sale on the premises or wholesale	X	X	
Ballpark, stadium, athletic field (private)			X
Banks, savings and loan or other financial institution	X	X	
Barber shop, beauty shop	X	X	X
Baseball parks	X	X	
Bicycles and bicycle repair shops	X	X	
Bird stores and pet shops	X	X	
Blood banks		X	
Bottling works, soft drinks			X
Building material and lumber sales (outside storage permitted)			X
Building material storage yards			X
Building materials or lumber sales (with screened outside storage)	X	X	
Burglar alarm sales and service	X	X	
Cabinet, upholstery woodworking shop			X
Car rental businesses	X	X	
Car washes		X	
Carnivals			
Carpet and rug cleaning			
Caterer or wedding service	X	X	
Chemical or X-ray Laboratory		X	
Child care facilities (except boarding homes)	X	X	
Cigar or tobacco sales	X	X	
City owned buildings and uses	X	X	X
Clay products manufacture			X
Cleaning or laundry (pick up station)	X	X	
Cleaning or laundry (self service) using fully automated equipment:			
a. washers, capacity of not more than forty 40 pounds	X	X	
b. dryers or extractors, capacity of not more than 60 pounds	X	X	
c. dry cleaning machine	X	X	

TABLE 1 – ALLOWED USES (con't)			
USE	DISTRICTS ALLOWED		
	Light Retail/Office	Heavy Retail/Office	Office/Service/Showroom/Dist.
Cleaning, dyeing, pressing works, laundry and washateria	X	X	
Cleaning, pressing, dyeing:			
Coffee Shop	X	X	
Cold storage plan (locker rental)		X	
Cold storage plants		X	
Commercial and business clubs	X	X	
Commercial parking		X	
Commercial print centers	X	X	
Construction field office and yard; during construction only	X	X	X
Contractor's or storage yards			X
Custom personal service shops	X	X	
Customarily incidental use	X	X	X
Customarily incidental use	X	X	X
Customarily incidental use	X	X	X
Dancing schools	X	X	
Day Care Centers and Kindergartens	X	X	
Delicatessen shops	X	X	
Dental Laboratory		X	
Department stores	X	X	
Dispensing Apothecary	X	X	
Dispensing Optician	X	X	
Distribution warehouse centers			X
Drugstore or pharmacy	X	X	
Dry goods and notions stores	X	X	
Educational institutions	X	X	X
Electric equipment or appliance manufacture (large)			X
Electric utility substation			X
Electroplating incidental to manufacturing			X
Express offices	X	X	X
Florist, garden shop, greenhouse or nursery (retail)	X	X	
Food processing			X
Fur storage or sales	X	X	
Furniture repair		X	
Furniture, cabinet, kitchen equipment manufacture			X
Galvanizing incidental to manufacturing			X
Gasoline service station	X	X	
Golf Courses including miniature course, driving tee, driving range and "Pitch "n" Put"	X	X	
Grocery store	X	X	
Gunsmithing, repairs and sales		X	
Hardware, paint and wallpaper stores		X	
Health clubs	X	X	
Hospital, home or center for the acute or chronically ill	X	X	
Hotel or motel	X	X	

TABLE 1 – ALLOWED USES (con't)			
USE	DISTRICTS ALLOWED		
	Light Retail/Office	Heavy Retail/Office	Office/Service Showroom/Dist.
Hotels	X	X	
Household or office furniture, furnishings and appliances	X	X	
Interior decorating	X	X	
Jewelry stores	X	X	
Job Printing: not more than 17"x25" size	X	X	
Kennel, private (no outside kennels)	X	X	
Leather and leather good shops	X	X	
Locksmith	X	X	
Lodges or fraternal organizations	X	X	
Machine shops			X
Major automotive repair		X	X
Manufacturing			X
Milk bottling or distribution			X
Mini-warehouses		X	X
Minor automotive repair		X	
Monument or marble works, finishing and carving only		X	X
Mortuary or funeral chapel	X	X	
Motels	X	X	
Museum	X	X	
Newspaper or job printing		X	X
Nursery yards or buildings for retail sales	X	X	X
Offices, general business	X	X	X
Paper box manufacturing			X
Pattern shops	X	X	X
Philanthropic institutions (not elsewhere listed)	X	X	
Physical Therapy Clinic	X	X	
Piano stores, musical instruments and supplies	X	X	
Planing mill or woodworking shops			X
Plumbing, electrical, air conditioning services shop (no outside storage)	X	X	
Printing, lithography, bookbinding, newspapers and publishing			X
Professional Building housing offices of recognized professions	X	X	X
Public owned utility buildings and structures	X	X	X
Public parks, recreation areas, playgrounds, museums and community centers	X	X	X
Radio and television sales	X	X	
Radio and television servicing	X	X	
Radio, television, micro-wave broadcast, relay and receiving towers, and transmission and retransmission facilities			
Radio, television, microwave tower facilities			
Recording studios		X	
Registered Public Surveyor			

TABLE 1 – ALLOWED USES (con't)

USE	DISTRICTS ALLOWED		
	Light Retail/Office	Heavy Retail/Office	Office/Service Showroom/Dist.
Religious institutions, churches and facilities for worship, fellowship and education when located on a site of three acres or more	X	X	X
Restaurants, tea rooms, cafeterias or cafes (as allowed in B-3)	X	X	X
Retail sales with gasoline sales (as allowed in B-3)	X	X	X
Saddle and/or harness repair and sales		X	X
Sandwich shops	X	X	X
Second hand goods store		X	X
Sheet metal shops			X
Shoe-shine parlors	X	X	X
Signs: on-site or off-site uniform signage (may be in City right-of-way if permitted by City)	X	X	X
Small animal clinic or pet grooming shop (no outside kennels)	X	X	X
Spray painting or paint mixing			X
Stables for commercial boarding of horses			X
Storage warehouse		X	X
Studio for photography, interior decoration, fine arts, instruction or sale of art objects	X	X	X
Tailor, clothing or wearing apparel shops	X	X	X
Telemarketing centers	X	X	X
Telephone exchange building			X
Tennis or swim club	X		X
Terminals, freight			X
Terminals, motor			X
Terminals, rail			X
Textile or garment manufacture			X
Tracks – team, spur, loading or storage and freight yards			X
Trade or business school	X	X	X
Truck rental businesses	X	X	X
Trucking terminals			X
Variety stores	X	X	X
Veterinary hospitals	X	X	X
Welding shops			X
Wholesale offices	X	X	X
Wood, plastic container manufacture			X

Proposed change in zoning from 'Ag' Agricultural to "R-1 Single Family Residential"

Commencing at an iron rod found at the southwest corner of the W.M.R. Kelsey Survey, Abstract 705, said point being in the center of an abandoned road.

Thence North 02°23'43" East 694.57 feet along the west line of said Kelsey Survey and along and near a fence line to a point in the north right-of-way line of State Highway 114 (a variable width right-of-way) to a point.

Thence North 02°23'43" East 510.18 feet leaving the north right-of-way line at said State Highway 114 and continuing along the west line of said Kelsey Survey to the Point of Beginning;

Thence North 02°23'43" East 1441.04 feet along the west line of said Kelsey Survey to a point for a corner.

Thence North 00°52'30" West 655.60 feet along the west line of the Kelsey Survey and along and near a fence line to a concrete monument.

Thence North 35°02'00" East 1561.03 feet to a concrete monument.

Thence North 65°30'43" East 1130.94 feet to a concrete monument.

Thence South 81°21'37" East 1556.81 feet to a concrete monument.

Thence South 05°39'08" East 764.30 feet to a concrete monument.

Thence South 85°05'53" East 875.06 feet to a concrete monument.

Thence South 08°16'47" West 1166.97 feet to a concrete monument.

Thence South 07°15'58" West 17.99 feet to a point for a corner.

Thence South 59°39'54" East 1583.16 feet to a point for a corner in the west right-of-way line of the Texas and Pacific Railroad (a 100 foot right-of-way);

Thence South 29°49'48" West 2183.13 feet along said Texas and Pacific Railroad right-of-way line to an iron rod set in the south line of the M. Beall Survey, Abstract 87;

Thence South 89°36'13" West 1704.29 feet along the south line of the M. Beall Survey to a point;

Thence North 00°00'33" East 407.89 feet leaving the north right-of-way line at said State Highway 114 to a point;

Thence along an arc curving to the right having a length of 173.17 feet, a radius of 1271.37 feet, a chord length of 173.04 feet, a chord bearing of North 5°55'29" East, to a point;

Thence North 78°47'55" West 743.69 feet to a point;

Thence along an arc curving to the right having a length of 840.12 feet, radius of 1050.0 feet; chord length of 817.89 feet; a chord bearing of North 55°09'29" West, to a point;

Thence North 29°42'38" West 660.44 feet to a point;

Thence South 60°17'22" West 1332.70 feet along center line of roadway, to the Point of Beginning, containing 410.35 acres of land, save and except approximately 216 acres of land which lie south of the north line of an easement to Texas Power and Light Company recorded in Volume 1142, Page 453, Deed Records, Denton County, Texas **for a net acreage of approximately 194 acres.**

District VI - Planned Development
Slaughter Ranch
Roanoke, Texas

The Slaughter Ranch Planned Development – District VI shall include all the land described within the boundaries of the following legal descriptions for Tract 1A, Tract 1B, Tract 2, Tract 3 and Tract 4.

.....
Legal Descriptions (See Exhibit A):

Being five parcels of land out of the W.M.R. Survey, Abstract 705, the William Perry Survey, Abstract 1033, the M. Beall Survey, Abstract 87, the Walter Beall Survey, Abstract 82, and the C.W. Kelsey Survey, Abstract 716 all in Denton County, Texas and being more particularly described as follows:

TRACT 1A – Proposed change in zoning from ‘Ag’ Agricultural to “Planned Development for Office/Services/Showroom/Distribution”

Commencing at an iron rod found at the southwest corner of the W.M.R. Kelsey Survey, Abstract 705, said point being in the center of an abandoned road.

Thence North 02°23’43” East 694.57 feet along the west line of said Kelsey Survey and along and near a fence line to a point in the north right-of-way line of State Highway 114 (a variable width right-of-way) to a point.

Thence North 02°23’43” East 510.18 feet leaving the north right-of-way line at said State Highway 114 and continuing along the west line of said Kelsey Survey to the Point of Beginning;

Thence North 02°23’43” East 1441.04 feet along the west line of said Kelsey Survey to a point for a corner.

Thence North 00°52’30” West 655.60 feet along the west line of the Kelsey Survey and along and near a fence line to a concrete monument.

Thence North 35°02’00” East 1561.03 feet to a concrete monument.

Thence North 65°30’43” East 1130.94 feet to a concrete monument.

Thence South 81°21’37” East 1556.81 feet to a concrete monument.

Thence South 05°39’08” East 764.30 feet to a concrete monument.

Thence South 85°05’53” East 875.06 feet to a concrete monument.

Thence South 08°16’47” West 1166.97 feet to a concrete monument.

Thence South 07°15’58” West 17.99 feet to a point for a corner.

Thence South 59°39’54” East 1583.16 feet to a point for a corner in the west right-of-way line of the Texas and Pacific Railroad (a 100 foot right-of-way);

Thence South 29°49’48” West 2183.13 feet along said Texas and Pacific Railroad right-of-way line to an iron rod set in the south line of the M. Beall Survey, Abstract 87; -

Thence South 89°36’13” West 1704.29 feet along the south line of the M. Beall Survey to a point;

Thence North 00°00’33” East 407.89 feet leaving the north right-of-way line at said State Highway 114 to a point;

Thence along an arc curving to the right having a length of 173.17 feet, a radius of 1271.37 feet, a chord length of 173.04 feet, a chord bearing of North 5°55'29" East, to a point;

Thence North 78°47'55" West 743.69 feet to a point;

Thence along an arc curving to the right having a length of 840.12 feet, radius of 1050.0 feet; chord length of 817.89 feet; a chord bearing of North 55°09'29" West, to a point;

Thence North 29°42'38" West 660.44 feet to a point;

Thence South 60°17'22" West 1332.70 feet along center line of roadway, to the Point of Beginning, containing 410.35 acres of land, save and except approximately 194 acres of land which lie north of the north line of an easement to Texas Power and Light Company recorded in Volume 1142, Page 453, Deed Records, Denton County, Texas for a net acreage of approximately 216 acres.

TRACT 1B – Proposed change in zoning from 'Ag' Agricultural to "Planned Development for Light Retail/Office"

Commencing at an iron rod found at the southwest corner of the W.M.R. Kelsey Survey, Abstract 705, said point being in the center of an abandoned road.

Thence North 02°23'43" East 694.57 feet along the west line of said Kelsey Survey and along and near a fence line to a point in the north right-of-way line of State Highway 114 (a variable width right-of-way) to the Point of Beginning.

Thence North 02°23'43" East 510.18 feet leaving the north right-of-way line at said State Highway 114 and continuing along the west line of said Kelsey Survey to a point for a corner (center line of TXU Esmt.)

Thence North 60°17'22" East 1332.70 feet to a point;

Thence South 29°42'38" East 660.44 feet to a point;

Thence along an arc curving to the left having a length of 840.12 feet, radius of 1050.0 feet; chord length of 817.89 feet; a chord bearing of South 55°09'29" East, to a point;

Thence South 78°47'55" East 743.69 feet to a point;

Thence along an arc curving to the left having a length of 173.17 feet, a radius of 1271.37 feet, a chord length of 173.04 feet, a chord bearing of South 5°55'29" West, to a point;

Thence South 00°00'33" West 407.89 feet to a point in the north right-of-way line of State Highway 114;

Thence South 89°36'13" West 109.25 feet along the south line of the M. Beall Survey to an iron rod found at a fence corner, the northwest corner of the John D. Hunter Survey, Abstract 606 and a corner of the C.W. Kelsey Survey;

Thence South 00°04'23" East 29.40 feet to a point in the said north right-of-way line of State Highway 114, to a point for a corner;

Thence North 80°00'18" West 1279.95 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 79°13'04" West 156.43 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 77°38'34" West 156.44 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 76°41'19" West 532.23 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 31°01'20" West 41.93 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 14°38'38" East 41.78 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 75°21'22" West 120.00 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence South 14°38'38" West 43.56 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence South 45°27'45" West 39.04 feet along the said north right-of-way line of State Highway 114, to a point for a corner.

Thence North 71°08'22" West 558.89 feet along the said north right-of-way line of State Highway 114, to the Point of Beginning, containing 58.5702 acres of land, more or less.

TRACT 2 – Proposed change in zoning from ‘Ag’ Agricultural to “Planned Development for Heavy Retail/Office”

Beginning at an iron rod set in the south line of the M. Beall Survey, Abstract 87 and the north line of the John D. Hunter Survey, said point being North 89°36'13" East 1976.27 feet from the southwest corner of the Beall Survey and being in the east line of the T&P R.R. Co. right-of-way;

Thence North 29°49'48" East 1548.11 feet along said east right-of-way line to an iron rod set for a corner;

Thence South 60°10'12" East 505.44 feet leaving the said east right-of-way line to a point for a corner in the west right-of-way line of U.S. Highway No. 377 (a variable width right-of-way);

Thence South 36°55'50" West 350.28 feet along the west right-of-way line of U.S. Highway No. 377 to a wooden right-of-way marker at the beginning of a curve to the left having a radius of 5789.58 feet and a central angle of 4°23'00";

Southwesterly along said curve to left a distance of 442.92 feet to a wooden right-of-way marker;

South 32°32'50" West 527.32 feet to an iron rod set in the south line of the M. Beall Survey;

Thence South 89°36'13" West 462.07 feet along the south line of the Beall Survey to the place of beginning containing 14.366 acres of land, more or less.

TRACT 3 - Proposed change in zoning from ‘Ag’ Agricultural to “Planned Development for Light Retail/Office”

Beginning at an iron rod set in the south line of the Walter D. Beall Survey, said point being in northeast corner of the M.E.P. & P. R.R. Co. Survey, Abstract 912, and being a public road;

Thence South 89°36'13" West 923.97 feet along the south line of the Walter D. Beall Survey to an iron rod set in the east right-of-way line of U.S. Highway 377;

Thence along said right-of-way line;

North 26°34'58" East 344.20 feet to an iron rod set for a corner;
North 35°23'10" East 346.71 feet to an iron rod set for a corner;
North 26°55'52" East 418.92 feet to a point for a corner;
North 36°55'50" East 850.07 feet to an iron rod set for a corner;
North 31°13'12" East 201.00 feet to an iron rod set for a corner;
North 36°55'50" East 108.96 feet to an iron rod set for a corner;
Thence South 02°07'24" West 590.64 feet along and near a fence to an iron rod set for a corner;
Thence South 03°08'17" West 1308.33 feet along and near a fence to an iron rod set in a public road;
Thence North 89°51'24" West 207.50 feet to the Place of Beginning, containing 26.229 acres of land, more or less.

TRACT 4 - Proposed change in zoning from 'Ag' Agricultural to "Planned Development for Light Retail/Office"

Beginning at an iron found by a fence corner in the west line of the John D. Hunter Survey, Abstract 606 and the east line of the C.W. Kelsey Survey, Abstract 716;

Thence South 89°40'41" West 1392.28 feet along and near a fence to an iron rod found at a fence corner;

Thence North 00°20'25" West 500.58 feet to a point for a corner in the south right-of-way line of State Highway 114 (a variable width right-of-way);

Thence South 80°23'41" East 154.79 feet along the south right-of-way line of said State Highway 114 to a point for a corner;

Thence South 80°00'18" East 841.99 feet along the south right-of-way line of said State Highway 114 to a point for a corner;

Thence South 74°17'39" East 100.50 feet along the south right-of-way line of said State Highway 114 to a point for a corner;

Thence South 80°00'18" East 100.00 feet along the south right-of-way line of said State Highway 114 to a point for a corner;

Thence South 85°42'55" East 100.50 feet along the south right-of-way line of said State Highway 114 to a point for a corner;

Thence South 79°58'18" East 119.46 feet along the south right-of-way line of said State Highway 114 to a point for a corner in the east line of said C.W. Kelsey Survey and the west line of said John D. Hunter Survey;

Thence South 00°04'23" East 247.91 feet along the said east line of said C.W. Kelsey Survey and the west line of said John D. Hunter Survey to the Point of Beginning, containing 11.939 acres of land, more of less.

Reillybrothers

PROPERTY COMPANY

The Address
 1000 Ashpark Way, Suite 304
 Arlington, TX 76011
 (817) 246-2344
 (817) 246-0337 Facsimile

DUNAWAY ASSOCIATES, Inc.

Engineers & Landscapers Architects • Planners
 212 W. Oak Street, Suite 202
 Dallas, Texas 75202
 Phone (817) 491-0028 Fax (817) 491-0040

3112 Oak Lawn Avenue
 Suite 202
 Dallas, Texas 75215
 Fax (817) 251-0872

CONCEPTUAL LAND USE PLAN
 SLAUGHTER RANCH
 ROANOKE, TEXAS

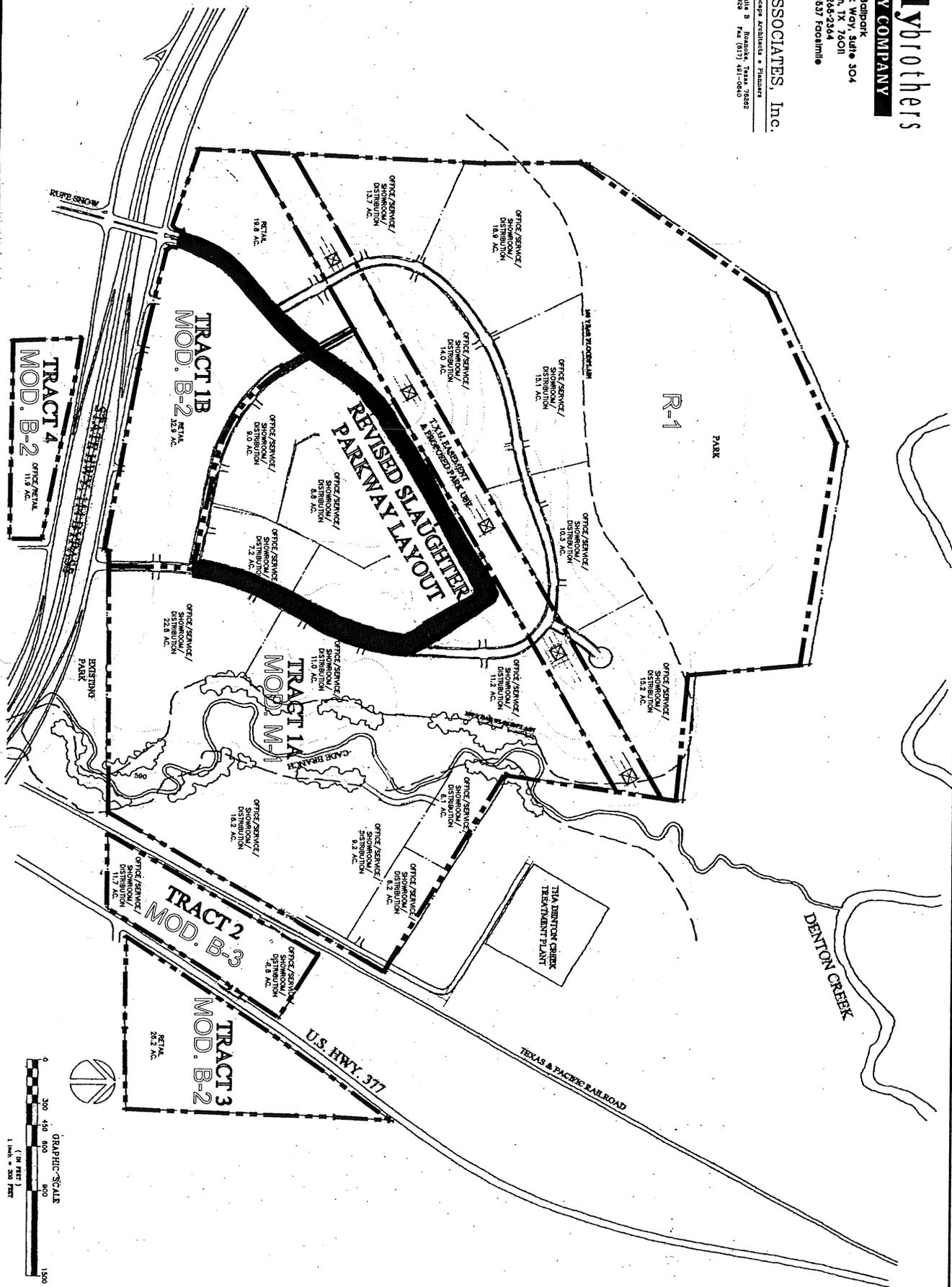


EXHIBIT A



GOOD FULTON & FARRELL ARCHITECT

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 Suite 202
 Dallas, Texas 75215
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