



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING AND RESTATING THE DEVELOPMENT AND USE REGULATIONS OF PLANNED DEVELOPMENT NO. 18 (PD-18) AS PREVIOUSLY AMENDED AND RESTATED IN ORDINANCE NO. 1924; REZONING AN APPROXIMATELY 1.6± ACRES OF LAND DESCRIBED IN EXHIBIT "F" HERETO FROM ONE-FAMILY RESIDENCE DISTRICT-6 (R-6) TO PLANNED DEVELOPMENT DISTRICT NO. 18 (PD-18); PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

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

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, be and the same is hereby amended, by amending and restating as set forth in Section 2 of this Ordinance the use and development regulations of Planned Development District No. 18 (PD-18) as previously amended and restated in their entirety in Exhibit "B" of Ordinance No. 1924, relating to the use and development of the tract of land described and depicted in Exhibit "A" attached hereto and made a part hereof for all purposes ("the Property").

SECTION 2. The Property shall be developed and used only in accordance with the following development regulations:

- A. ESTABLISHMENT OF SUBDISTRICTS:** For purposes of this Ordinance and the development and use regulations of the Property, the Property shall be divided into three subdistricts known as Subdistrict A, Subdistrict B, and Subdistrict C, the boundaries of which shall be substantially as shown on Exhibit "B," attached hereto and incorporated herein by reference.

B. SUBDISTRICT A: The portion of the Property located within Subdistrict A shall be developed and used in accordance with the following:

(1) CONCEPTUAL SITE PLAN: Subdistrict A shall be developed in accordance with the Conceptual Site Plan attached hereto as Exhibit “C” and incorporated herein by reference. To the extent Exhibit “C” shows areas within Subdistricts B and/or C, the Conceptual Site Plan for Subdistricts B and C set forth in Exhibit “D” shall control development of the portions of the Property within Subdistricts B and C.

(2) USES: Subdistrict A may be developed and used for the following purposes:

(a) Principal Uses Permitted:

- i. Office (includes, but is not limited to: private corporate offices, professional offices, medical and diagnostic offices).
- ii. Hospital (includes, but is not limited to: acute care, chronic care, psychiatric care, substance abuse care).
- iii. Hospitel (temporary residence for patients, or family members of patients, receiving treatment within the medical complex).
- iv. Medical and dental laboratories.
- v. Nursing Home or Residence Home for Aged.
- vi. Wellness/Rehabilitation Center.
- vii. Day Care.
- viii. Parking, surface or structured.

(b) Accessory Uses Permitted in association with the development of a Principal Use:

- i. Barber and beauty shop.
- ii. Bakery and confectionery shop.
- iii. Cafeteria.
- iv. Florist.
- v. Stationery, letter, or gift shop.
- vi. Optical shop.
- vii. Restaurant (no drive-thru).
- viii. Automated banking facility.
- ix. Retail medical supply shops, (includes, but is not limited to: pharmacy, and prosthetic devices).

(c) Uses for which approval of a Specific Use Permit is required:

- i. Health club or studio, public and private.
- ii. Transportation related uses.
- iii. Radio or television or communication tower.
- iv. Incinerator.

(d) Use Limitation:

- i. Direct vehicle access between Subdistrict A and the residential areas to the north is prohibited.
- ii. Accessory uses shall be permitted only within buildings used for office, hospital, or hospitel purposes as a primary use.
- iii. The gross floor area of accessory uses shall not exceed 10% of the total floor area of the associated principal use (excluding the floor area of parking structures).
- iv. All primary uses shall be permitted only in locations specifically designated on an approved Detailed Site Plan. Any accessory use(s) shall be located within a main building structure with a primary use, unless otherwise designated on the Detailed Site Plan.

(3) **MAXIMUM BUILDING HEIGHT:** The maximum building height, measured in feet, of any structure located within Subdistrict A shall be 80 feet above the average grade of abutting residential properties. The average grade of abutting residential properties shall be determined based upon the average established grad at the rear property line of the abutting residential properties.

(4) **BUILDING SETBACKS:** Minimum setback distances from the right-of-way line of public streets and adjacent property lines within Subdistrict A are as follows:

- (a) LBJ Freeway and Webb Chapel ROW: Above ground building structures shall be setback a minimum of thirty (30) feet from the LBJ Freeway Frontage Road right-of-way and the Webb Chapel Road right-of-way.
- (b) Interior Street ROW: Above-ground building structure setbacks from interior streets within Subdistrict A and residential proximity slope shall be established on the approved Detailed Site Plan.
- (c) Side and Rear Property Lines: Above-ground building structure setbacks from side yard and rear property lines and residential proximity slope within Subdistrict A shall be established on an approved Detailed Site Plan.

(5) **BUILDING SITE COVERAGE:** Maximum ground floor gross square foot building coverage within Subdistrict A shall not exceed 60% of the Property within Subdistrict A remaining after deduction of any required public street right-of-way dedications.

(6) **LANDSCAPED OPEN SPACE:** Subdistrict A shall be developed with Landscaped Open Space (the "Landscaped Open Space") determined as follows:

- (a) For purposes of this Section 2.B.(6), "Landscaped Open Space" means those unpaved areas of the Property located outside the external wall lines

of buildings within which trees, shrubs, ground cover, grass, and flowering plants have been planted.

- (b) Up to 30% of the total Landscaped Open Space requirement in Subsection 2.B(6)(d), below may consist of paved external pedestrian courtyards and walkways (other than required sidewalks), waterways (e.g., streams) or waterbodies (e.g., lakes).
 - (c) Open courtyard areas internal to buildings or within fenced-in areas shall not be counted toward satisfaction of the minimum Landscaped Open Space requirements provided for herein.
 - (d) Landscaped Open Space area provided within Subdistrict A shall be not less than fifteen percent (15%) of the total square foot area of the Property within Subdistrict A remaining after deducting the area of any required public street right-of-way dedications. If development within Subdistrict A is phased, the fifteen percent (15%) requirement for developed Landscaped Open Space shall be required independently for each phase unless otherwise specifically stipulated on the approved Detailed Site Plan.
 - (e) Not less than ten percent (10%) of the total internal area of surface parking areas with bays (i.e., two parking stall depth plus vehicle access lane) exceeding sixty two feet (62') in width must be developed as Landscaped Open Space, provided however, that Landscaped Open Space areas located along the perimeter of any parking area or outside the property line shall not be counted in determining satisfaction of the minimum required Landscape Open Space area.
 - (f) All planted Landscaped Open Space areas within Subdistrict A shall be irrigated by a fully automatic irrigation system.
 - (g) All Landscaped Open Space areas and supported automatic irrigation systems within Subdistrict A shall be provided and maintained in strict accordance with the landscape and irrigation plan required by this Ordinance.
 - (h) All Landscaped Open Space and other physical developments located within Subdistrict A shall conform to the City public trail system, as may be amended.
- (7) **PARKING:** Parking shall be provided for uses in accordance with the parking requirements specified within the Comprehensive Zoning Ordinance, unless otherwise stated in this Ordinance.
- (a) Offices (including Medical Offices): one (1) space per 300 square feet of gross floor area.

- (b) Hospital: one (1) space for every two (2) in-patient beds.
- (c) Hospitel: one (1) space for every sleeping room.
- (d) Medical and Dental Laboratories: one (1) space per 300 square feet of gross floor area.
- (e) A maximum of ten percent (10%) of the required parking may be devoted to compact car spaces of not less than 128 square feet per stall.
- (f) No more than twenty percent (20%) of any parking structure, parking lot or parking area shall be comprised of small car parking spaces.

(8) LOADING FACILITIES

- (a) All office, commercial, and restaurant uses shall provide and maintain off-street loading facilities in the quantities stated below:
 - i. Office uses:
 - (1) 10,000 to 50,000 GSF: one space
 - (2) Each additional 100,000 GSF: one space
 - ii. All other uses:
 - (1) 0 to 20,000 GSF: one space
 - (2) Each additional 20,000 GSF: one space
 - iii. Restaurant uses:
 - (1) 0 to 50,000 GSF: one space
 - (2) Each additional 100,000 GSF: one space
- (b) A structure containing more than one use must meet the loading requirements of each use unless one use occupies 90% or more of the gross building area, in which case the loading requirement is calculated as if that use occupied the entire structure.
- (c) Dimensions of loading facilities including tractor trailer facilities will be determined as a part of the approved Detailed Site Plan. Loading facilities shall consist of a minimum area of 10 feet by 45 feet.

- (d) Loading facilities for more than one building may be provided in a common terminal if connections between building and terminal are off-street.
- (e) Loading facilities shall be designated to minimize interference with traffic flow and to eliminate the need to use any public street for maneuvering of any delivery vehicle.
- (9) **STREETS:** All public streets and rights-of-way, public alleys, public walkways, and fire lanes within Subdistrict A shall be constructed in conformance with City engineering design criteria and/or as approved on a Detailed Site Plan.
- (10) **SIGNS:** Signs permitted in a planned development district under the Code of Ordinance as such uses may specifically be permitted with regard to type and location on an approved Detailed Site Plan (the "Site Plan") for the Property as herein required.
- (11) **REQUIRED RESIDENTIAL ADJACENCY SCREENING:** The masonry wall and landscaped screening along the north side of Medical Parkway North screening the Property from the adjacent one-family dwelling units to the north of the Property that is in existence on the effective date of this Ordinance must be preserved and maintained. All landscaping must be maintained in a healthy living growing condition. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, subject to review and approval of a revised Landscape Plan by the City Planning Director.

C. **SUBDISTRICTS B AND C.** The portion of the Property located within Subdistricts B and C shall be developed and used in accordance with the following:

- (1) **CONCEPTUAL SITE PLAN:** Development of Subdistricts B and C shall be in accordance with the Conceptual Site Plan attached hereto as Exhibit "D" and incorporated herein by reference.
- (2) **DEFINITIONS:** For purposes of this Section 2.C. the following phrases shall have the following meanings:
 - (a) *Independent senior living* means a residential living development for persons aged 55 years or older for unassisted living that may include multiple-family and one-family detached dwelling units.
 - (b) *Open space area and related amenities* means common areas that are open to the sky and accessible to all residential occupants of the buildings and includes amenities such as walking paths and seating areas.
- (3) **PERMITTED LAND USES.** Subdistricts B and C may be developed and used solely for the following purposes:
 - (a) Subdistrict B.

- i. Multiple-family dwelling units restricted for use for independent senior living; and
 - ii. Open space area and related amenities.
- (b) Subdistrict C. One-family detached dwelling units restricted for use for independent senior living.

(4) YARD, LOT, AND SPACE REGULATIONS

- (a) Subdistrict B: The following shall apply to development within Subdistrict B:
- i. Maximum number of dwelling units: 306.
 - ii. Maximum height: five (5) stories; not to exceed 70 feet.
 - iii. Unless otherwise specified in this Ordinance, the minimum building setbacks shall be as shown on the Conceptual Site Plan and Detailed Site Plan.
 - a. Minimum setback from LBJ Freeway is 30 feet.
 - b. Minimum setback from Medical Parkway North is 10 feet.
- (b) Subdistrict C: The following shall apply to development within Subdistrict C:
- i. Minimum lot area is 6,000 square feet.
 - ii. Minimum lot width and lot depth shall be as shown on the Conceptual Site Plan and Detailed Site Plan.
 - iii. Maximum height is 1-story; not to exceed 35 feet.
 - iv. Setbacks:
 - a. Minimum front yard setback is 20 feet.
 - b. Minimum side yard setback is 5 feet.
 - c. Minimum rear yard setback is 10 feet.

- v. One-family detached dwelling unit structures must be rear-loaded garage entry; no front entry garage access shall be allowed from Myra Lane.

(5) LANDSCAPING AND AMENITIES

- (a) Landscaping and open space areas and related amenities must be provided in accordance with the Conceptual Landscape Plan depicted on Exhibit “E” attached hereto and incorporated herein by reference (“the Conceptual Landscape Plan”). A landscape plan shall be submitted in conjunction with the Detailed Site Plan depicting plant material species and size at planting.
- (b) Unless otherwise shown on the Conceptual Landscape Plan, the following regulations shall apply to landscaping within Subdistrict B:
 - i. Minimum Area. Not less than fifteen percent (15%) of the lot area must be landscaped common open space.
 - ii. Parking Areas
 - a. Not less than ten percent (10%) of interior surface parking area must be landscaped.
 - b. Plantings located outside the perimeter of the surface parking area shall not be included in determining compliance with the minimum required interior parking area landscaping.
 - c. One (1) tree per every twenty (20) parking spaces shall be planted within parking islands within the interior of the surface parking lot. Where fractional trees result in computing required trees, the required number of trees must be increased to the nearest whole number.
 - iii. New tree must be planted in a landscaped area not less than 150 square feet in area with minimum width of eight (8) feet.
- (c) Unless otherwise shown on the Conceptual Landscape Plan, the following regulations apply to landscaping within Subdistrict C:
 - i. The existing trees located along Myra Lane shall be preserved and maintained in a healthy living growing condition; as shown on the Conceptual Landscape Plan.
 - ii. One (1) shade tree, in addition to any existing trees that were preserved along Myra Lane in accordance paragraph i, above, shall

be planted within the front yard of each lot prior to issuance of a certificate of occupancy or approval of the final inspection for the dwelling unit constructed on said lot.

- iii. All trees required to be planted in accordance with this section shall have a minimum trunk diameter of not less than three (3) caliper inches at the time of planting, measured four and one-half (4.5) feet above the top of the soil grade.
- (d) Plant material species shall be selected from the Recommended Plant Material list included in Comprehensive Zoning Ordinance Article 4.1.J.
- (e) All landscaping shall be maintained in a healthy living growing condition. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed, subject to review and approval of a revised Landscape Plan by the City Planning Director.
- (f) An automatic irrigation system is required for all planted landscape areas and shall be installed prior to issuance of a certificate of occupancy or final inspection for the dwelling units constructed on said lot.

(6) PARKING

- (a) Parking shall be provided for the uses at the following minimum ratios, and shall be accommodated by surface or structured spaces:
 - i. Subdistrict B: One (1) space per dwelling unit plus 0.5 spaces per bedroom.
 - ii. Subdistrict C: Two (2) enclosed spaces per dwelling unit in accordance with Comprehensive Zoning Ordinance Article 4.3.D.1.b.
- (b) Standard parking stalls shall be not less than nine feet (9.0') wide and eighteen feet (18.0') in length.
- (c) No parking bay (comprised of two rows of standard parking stalls and one travel aisle from which motor vehicles enter and exit the stalls) shall be less than sixty feet (60.0') in width.
- (d) If structured parking is provided, then any structured columns shall be inclusive of the aforementioned parking dimensions.

- (7) **BUILDING MATERIALS** Subdistricts B and C shall be developed and constructed in accordance with the following provision:

Exterior building materials shall be constructed in accordance with the City's Code of Ordinances for non-residential buildings.

(8) **SIGNS**

- (a) Subdistrict B: The size, quantity, location, and type of on-premise signs on Property within Subdistrict B shall be in accordance with the approved Detailed Site Plan, unless otherwise stated in this Ordinance.

i. Wall signs

- a. One wall sign is allowed on each building elevation facing Medical Parkway North and LBJ Freeway.
- b. Maximum sign area of a wall sign is 10% of the area of the building elevation to which the sign is attached or 50 square feet per elevation, whichever is less.

ii. Monument signs

- a. Maximum number of monument signs allowed is three (3).
- b. Maximum sign area for a monument sign is 75 square feet.
- c. Maximum height is six (6) feet.
- d. Minimum setback is 5 feet.

(10) **STREETS, ACCESS EASEMENTS, AND SIDEWALKS**

- (a) Sidewalks shall be provided as shown on the Conceptual Site Plan as depicted in Exhibit "D" or on an approved Detailed Site Plan.
- (b) Minimum width of the sidewalk to be constructed along Myra Lane shall be six (6) feet.
- (c) All fire lanes and public sidewalks or walkways within Subdistrict B and Subdistrict C shall be constructed in accordance with the City engineering design criteria and/or as approved on the Detailed Site Plan.

- D. REQUIRED SUBMISSIONS FOR ALL SUBDISTRICTS:** The following regulations shall apply to the development and use of any portion of the Property.

(1) CONCEPTUAL SITE PLAN APPROVAL

- (a) The Conceptual Site Plan establishes the general development intent for the Property, including general street layout, primary block configuration, conceptual building shape and layout on each block, general location of public and private parks and amenities, parking arrangement, generalized public use, access easements, and development phasing if the site is to be developed in phases. The Conceptual Site Plan shall serve as a guide for the approval of any and all subsequent Detailed Site Plan submissions relating to the Property, but shall not be construed to specify precise dimensions, locations, or configurations; such details shall more accurately and appropriately be determined at the time of Detailed Site Plan approval.
- (b) Any significant deviation from the Conceptual Site Plan not constituting a Minor Modification as provided in Section 2.D(4), below, shall require an amendment to the Conceptual Site Plan in accordance with the procedures required for a zoning amendment. The Planning Director shall make the initial determination as to whether a requested change constitutes a Minor Modification.
- (c) The Planning Director shall have the right to present any Conceptual Site Plan amendment to the Planning and Zoning Commission and City Council for approval, even if it constitutes a Minor Modification.

(2) DETAILED SITE PLAN APPROVAL

- (a) Prior to beginning any development on a building site within the Property, a Detailed Site Plan detailing the proposed development shall be submitted to the Planning and Zoning Commission for review and recommendation and City Council for final approval. No construction permits for the portion of the Property within the boundaries shown on the Detailed Site Plan shall be issued prior to approval of the Detailed Site Plan. Approval shall be based on compliance of the Detailed Site Plan with the Development Standards and intent set forth in this Ordinance, the Comprehensive Zoning Ordinance, and the Conceptual Site Plan.
- (b) A request for an amendment to a Detailed Site Plan may be reviewed and approved administratively if the Planning Director determines that the requested amendment is consistent with the approved Detailed Site Plan and constitutes a Minor Modification as provided for in Section 2.D(4) below. All other amendments to the Detailed Site Plan shall be approved in the same manner as the original Detailed Site Plan. The City Planning Director shall have the authority to require any requested amendment to a Detailed

Site Plan to be reviewed by the Planning and Zoning Commission and approved by the City Council.

- (c) A site may be developed in phases pursuant to the Ordinance, in which each phase shall conform to the Development Standards of this Ordinance as though it were a separate site.

(3) SPECIAL EXCEPTIONS

In those circumstances where the owner/applicant believes that, due to unique characteristics of the site or other circumstances, strict compliance with the Development Standards set forth in this Ordinance is not feasible or desirable and that deviation from the Development Standards will allow for equal or better results, the Planning and Zoning Commission may be petitioned to grant a special exception concurrent with the application for approval of a Detailed Site Plan. The Planning and Zoning Commission shall consider all requests for special exception to the standard within the context of consistency with the overall concept of the proposed development. Notwithstanding the foregoing, the Planning and Zoning Commission may not grant a special exception which:

- (a) Would result in the approval of a land use not otherwise authorized by this Ordinance or the Comprehensive Zoning Ordinance; or
- (b) Increases the allowable intensity or density of any land use under this Ordinance; or
- (c) Effectively results in an amendment to the Comprehensive Zoning Ordinance to an extent beyond the amendments established by this Ordinance.

(4) MINOR MODIFICATIONS

For purposes of this Ordinance, a “Minor Modification” is a change to the Development Standards of this Ordinance or the Comprehensive Zoning Ordinance, whichever is applicable, that is determined to meet the goals and intent of PD-18 as set forth in this Ordinance. A Minor Modification may be approved administratively by the City Planning Director if, and only if, the Minor Modification:

- (a) Does not materially change the circulation and building locations shown on the Conceptual Site Plan; or
- (b) Does not increase the building area permitted under this Ordinance; or

- (c) Does not materially alter the relationship between the buildings and the internal streets through the alteration of minimum setback requirements; or
- (d) Does not allow a use not otherwise authorized by this Ordinance; or
- (e) Does not increase the allowable intensity or density of any land use under this Ordinance; or
- (f) Does not otherwise effectively result in an amendment to this Ordinance or the Comprehensive Zoning Ordinance to an extent beyond the amendments established by this Ordinance.

SECTION 3. The Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by rezoning the property described in Exhibit “F” attached hereto and incorporated herein by reference from One Family Dwelling Residence District-6 (R-6) to Planned Development District No. 18 (PD-18), which property shall be developed and used in accordance with the applicable provisions of the Comprehensive Zoning Ordinance, as amended, and the development and use regulations of PD-18 as amended and restated by this Ordinance.

SECTION 4. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE ____ DAY OF _____ 2019.

ATTEST:

APPROVED:

Amy Piukana, TRMC, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:1/22/19:105518)

Ordinance No. _____

Exhibit "A"

Boundary Description of Planned Development Number 18 (PD-18)

(Boundary Description is inclusive of the 1.6± acres reference to within Exhibit "F" attached hereto.)

LEGAL DESCRIPTION PD-18

BEING ALL OF A 32.313 ACRES TRACT OF LAND SITUATED IN THE H.C. MARSH SURVEY, ABSTRACT NO. 915, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS AND BEING ALL OF LOTS 1-2, BLOCK A AND LOTS 1-3, BLOCK B AND LOTS 1-4, BLOCK C, RHD MEDICAL CENTER 2 ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 2003012 ON PAGE 234, PLAT RECORDS, DALLAS COUNTY, TEXAS AND ALL OF A 4.513 ACRES OF MEDICAL PARKWAY NORTH PUBLIC RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK C FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK C OF CHAPEL HILL NO. 2 ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 31 ON PAGE 237, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE EAST LINE OF WEBB CHAPEL ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89° 09' 47" EAST, A DISTANCE OF 62.76' TRAVERSING THE NORTH LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER;

THENCE NORTH 70° 27' 58" EAST, A DISTANCE OF 778.98' CONTINUING WITH THE NORTH LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER;

THENCE NORTH 78° 49' 59" EAST, A DISTANCE OF 597.35' CONTINUING WITH THE NORTH LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 50.30' THROUGH A CENTRAL ANGLE OF 14°24'38", SAID CURVE HAVING A RADIUS OF 200.00' AND A LONG CHORD LENGTH OF 50.17' WHICH BEARS NORTH 44° 35' 30" WEST TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 11.96' THROUGH A CENTRAL ANGLE OF 2°29'31", SAID CURVE HAVING A RADIUS OF 275.00' AND A LONG CHORD LENGTH OF 11.96' WHICH BEARS NORTH 34° 47' 41" WEST TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CHAPEL HILL NO. 4 ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 41 ON PAGE 55, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 76° 58' 43" EAST, A DISTANCE OF 102.20' TRAVERSING THE SOUTH LINE OF SAID LOT 1, BLOCK A TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 13° 22' 39" WEST, A DISTANCE OF 75.25' TRAVERSING THE EAST LINE OF SAID LOT 1, BLOCK A TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK C;

THENCE NORTH 87° 46' 03" EAST, A DISTANCE OF 451.20' TRAVERSING THE NORTH LINE OF SAID LOT 1, BLOCK C TO A FOUND "X" CUT FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK C AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 150.54' THROUGH A CENTRAL ANGLE OF 28°45'07", SAID CURVE HAVING A RADIUS OF 300.00' AND A LONG CHORD LENGTH PF 148.97' WHICH BEARS SOUTH 19° 12' 57" EAST TO A FOUND IRON ROD FOR CORNER;

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

ZONING EXHIBIT "A"

VIEWTECH, INC.

4205 BELTWAY DR. ADDISON, TX. 75001
(972) 661-8187 FAX (972) 661-8172
TEXAS FIRM REGISTRATION NO. F2658

THENCE SOUTH 33° 35' 30" EAST, A DISTANCE OF 22.00' TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 40.70' THROUGH A CENTRAL ANGLE OF 4°39'50", SAID CURVE HAVING A RADIUS OF 500.00' AND A LONG CHORD LENGTH OF 40.69' WHICH BEARS SOUTH 31° 15' 34" EAST TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 97.91' THROUGH A CENTRAL ANGLE OF 11°13'09", SAID CURVE HAVING A RADIUS OF 500.00' AND A LONG CHORD LENGTH OF 97.75' WHICH BEARS SOUTH 23° 19' 04" EAST TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 17° 42' 30" EAST, A DISTANCE OF 133.90' TO A FOUND IRON ROD FOR CORNER;

THENCE NORTH 72° 17' 30" EAST, A DISTANCE OF 529.70' TO A FOUND "X" CUT FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK C;

THENCE SOUTH 00° 26' 30" WEST, A DISTANCE OF 179.97' TRAVERSING THE EAST LINE OF SAID LOT 4, BLOCK C TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK C AND BEING IN THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 71° 57' 30" WEST, A DISTANCE OF 1914.74' TRAVERSING THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 81° 56' 58" WEST, A DISTANCE OF 469.72' CONTINUING WITH THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 74° 37' 55" WEST, A DISTANCE OF 105.00' CONTINUING WITH THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE NORTH 00° 32' 08" EAST, A DISTANCE OF 160.00' DEPARTING THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 74° 37' 55" WEST, A DISTANCE OF 175.00' PASSING A FOUND ALUMINUM TXDOT MONUMENT TO A POINT FOR CORNER, SAID CORNER BEING IN THE EAST LINE OF SAID WEBB CHAPEL ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00° 32' 08" EAST, A DISTANCE OF 460.17' TRAVERSING THE EAST LINE OF SAID WEBB CHAPEL ROAD (VARIABLE WIDTH RIGHT-OF-WAY) BACK TO THE PLACE OF BEGINNING AND CONTAINING 32.313 ACRES (1,407,566 SQ.FT.) OF LAND.

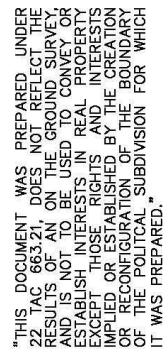
"THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

ZONING EXHIBIT "A"

VIEWTECH, INC.

4205 BELTWAY DR. ADDISON, TX. 75001
(972) 661-8187 FAX (972) 661-8172
TEXAS FIRM REGISTRATION NO. F2658

Subdistrict Map



DISTRICT-WIDE PLAN
RHD MEMORIAL MEDICAL CENTER
METROPOLITAN HOSPITAL AUTHORITY
FARMERS BRANCH, TEXAS
3500 MAPLE AVE. DALLAS, TX

LEGEND
 RHD MEMORIAL MEDICAL CENTER
 METROPOLITAN HOSPITAL AUTHORITY
 FARMERS BRANCH, TEXAS
 3500 MAPLE AVE. DALLAS, TX

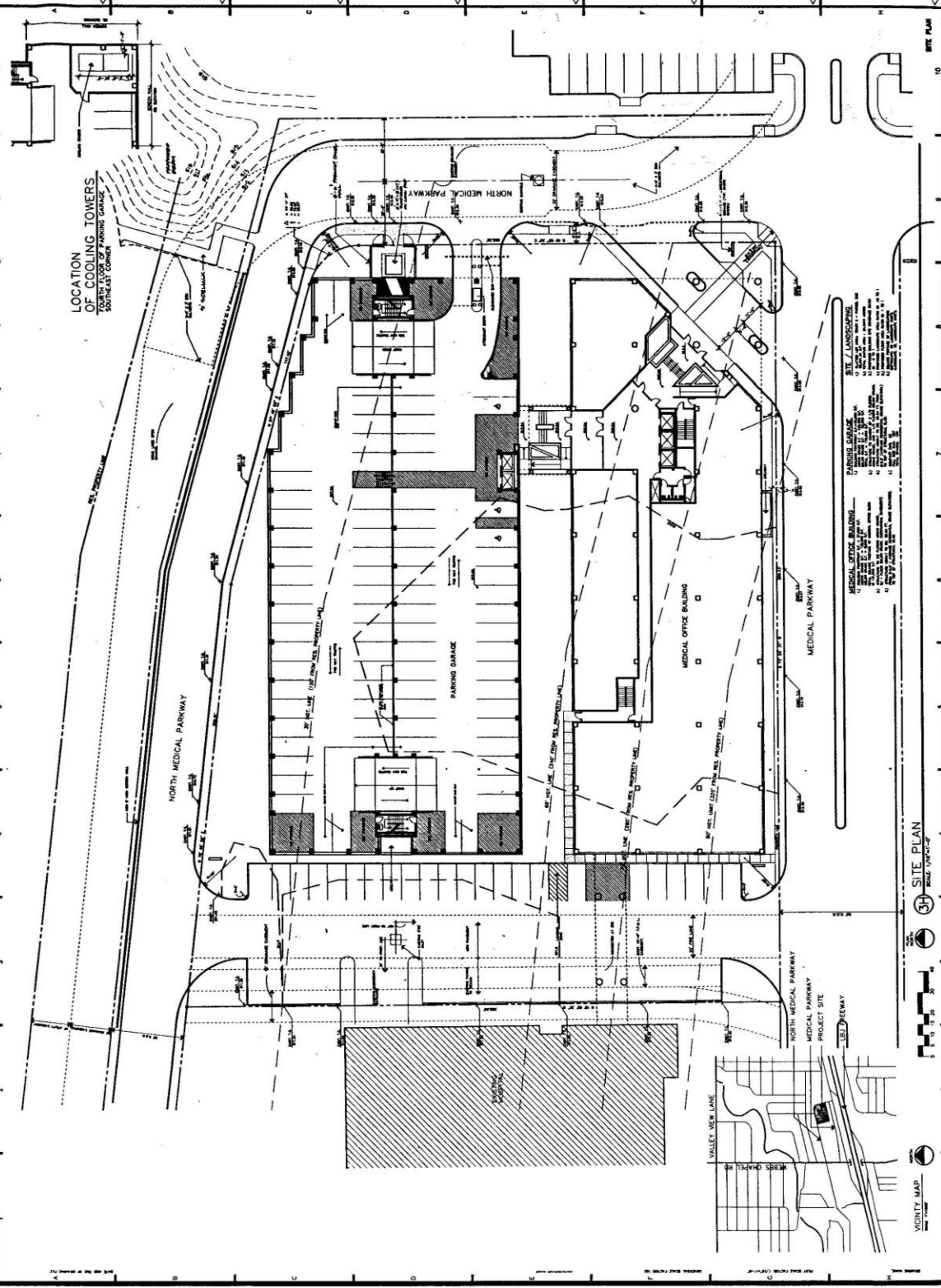
1. DISTRICT-WIDE PLAN
 2. RHD MEMORIAL MEDICAL CENTER
 3. METROPOLITAN HOSPITAL AUTHORITY
 4. FARMERS BRANCH, TEXAS
 5. 3500 MAPLE AVE. DALLAS, TX

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5. 3500 MAPLE AVE. DALLAS, TX



[illegible]

[illegible]

Ordinance No. _____

Exhibit "F"

Description of Property Rezoned from R-6 to PD-18

Lot 1, Block C of the RHD Medical Center II, to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2003012, Page 00234, of the Map of Records of Dallas County, Texas.