

PLANNING DEPARTMENT
CITY OF CARROLLTON

PLANNED DEVELOPMENT NO. 181
DEVELOPMENT NAME: Western Extrusion (Zoning)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 181 PROVIDING FOR THE (LI) LIGHT INDUSTRIAL DISTRICT, TO ALLOW FOR ALTERNATIVE EXTERIOR MATERIALS FOR BUILDINGS, PROVIDE SCREENING AND BUFFERING STANDARDS, AND AMENDING VARIOUS DEVELOPMENT REGULATIONS ON AN APPROXIMATELY 72-ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF SANDY LAKE ROAD BY RESTATING AND AMENDING IN ITS ENTIRETY PD 181 AND SUPERSEDING ORDINANCE NUMBERS 3111 AND 4116; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF \$2,000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Seventh day of February, 2019, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. 02-19Z1);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, the City Council, has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare.

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

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Planned Development Number 181 is hereby restated, replaced, and amended in its entirety for an approximately 72-acre site described on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LI) Light Industrial District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LI) Light Industrial District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section 3 below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LI) Light Industrial District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Section 3.

The following additional use permitted by right: Aluminum Extrusion.

Section 4.

Development shall be in accordance with the following special conditions, restrictions and regulations:

1. Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit C; Conceptual Screening Fence Elevations, as shown on Exhibit D, and Conceptual Luna Road Landscape Area Plan, shown on Exhibit E.
2. Buildings located greater than 300 feet from Luna Road or Sandy Lake Road, and not shown on the Conceptual Site Plan would be exempt from applying for an amendment to the planned development or conceptual site plan.
3. Any new building or expansion shall be in conformance with the minimum façade material content as provided in Article XVIII (LI) Light Industrial District except:
 - a. Buildings located 300 feet or less distance from Luna Road or Sandy Lake Road shall meet the minimum exterior building content as provided in Article XVIII (LI) Light Industrial District. Building sides facing away and completely hidden from these streets may utilize alternative exterior materials.
 - b. Buildings located in excess of 300 feet from Luna Road or Sandy Lake Road shall meet the minimum exterior building content as provided in Article XVIII (LI) Light Industrial District. Building sides that are completely hidden or facing away from

these streets may utilize alternative exterior materials only when the following conditions are met:

- 1) Additions to buildings are consistent with exterior materials and colors used on the existing building; and
 - 2) All alternative exterior materials shall meet building code and match colors utilized on the nearest existing building constructed of pre-cast concrete or brick or stone.
4. A minimum 6-foot high ornamental metal fence shall be provided along Sandy Lake Road, as shown in Exhibit D: Conceptual Screening Fence Elevations.
 5. Any gates provided on driveways shall be sufficiently designed for stacking and access for emergency vehicles.
 6. Driveway locations along Sandy Lake Road may vary from the Conceptual Site Plan, Exhibit C, but shall be in conformance with the Driveway Ordinance.
 7. Landscaping.
 - a. Landscaping shall be consistent with the requirements in Article XXV of the Comprehensive Zoning Ordinance along Sandy Lake Road except:
 - 1) An average 10-foot wide landscape buffer shall be provided along Sandy Lake Road and may be located in the right-of-way with a license agreement. In no instance shall the landscape buffer be less than 5 feet wide.
 - 2) The landscaping shall be installed within 180 days from the completed widening of Sandy Lake Road.
 - b. Landscaping shall be provided, as required in Article XXV of the Comprehensive Zoning Ordinance along Luna Road in a minimum 10-foot wide landscape buffer.
 - 1) The landscape buffer may include Luna Road right-of-way, as shown on the Conceptual Luna Road Landscape Area Plan, Exhibit E.
 - 2) No shrubs will be required.
 - 3) A license agreement will be necessary for installing and maintaining landscaping in the right-of-way.

Section 5.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 6.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 7.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 8.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 9.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 10.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Fifth day of March, 2019.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Loren Shapiro
Chief Planner

Exhibit A

Legal Description

TRACT I

WHEREAS SANDY LAKE ROAD DEVELOPMENT COMPANY, WESTERN EXTRUSIONS CORPORATION AND THE CITY OF CARROLLTON, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, ARE THE OWNERS OF A 20.4544-ACRE TRACT OF LAND SITUATED IN THE MARTHA P. GREEN SURVEY, ABSTRACT 519, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS AND BEING ALL OF LOTS 1R AND 2R, BLOCK 1, BOOTH INDUSTRIAL DISTRICT LOT 1R & 2R, BLOCK 1, AN ADDITION AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 200600232397, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS CONVEYED TO SANDY LAKE ROAD DEVELOPMENT COMPANY BY INSTRUMENTS RECORDED IN IN VOLUME 2002152, PAGE 2961 AND VOLUME 2003256, PAGE 15859, DEED RECORDS, DALLAS COUNTY, TEXAS, LOT 1, BLOCK 1, HAYES BOOTH ADDITION AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99208, PAGE 60, SAID DEED RECORDS, CONVEYED TO WESTERN EXTRUSIONS CORPORATIONS BY INSTRUMENT RECORDED IN DOCUMENT NO. 201200207959, SAID OFFICIAL PUBLIC RECORDS, LOT 1R, BLOCK 1 WESTERN EXTRUSIONS ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY TEXAS ACCORDING TO THE PLAT THERE OF RECORDED IN DOCUMENT NO. 20070332228, SAID OFFICIAL PUBLIC RECORDS, CONVEYED TO SANDY LAND ROAD DEVELOPMENT COMPANY BY INSTRUMENT RECORDED IN VOLUME 94219, PAGE 2514, SAID DEED RECORDS AND CONVEYED TO WESTERN EXTRUSIONS CORPORATION BY INSTRUMENT RECORDED IN VOLUME 97065, PAGE 1200, SAID DEED RECORDS, LOT 1 BLOCK 1 AND LOT 1, BLOCK 2, LOT 1, BLOCK 1 & LOT 1, BLOCK 2 SANDY LAKE ROAD DEVELOPMENT COMPANY ADDITION, AND ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY TEXAS ACCORDING TO THE PLAT THERE OF RECORDED IN DOCUMENT NO. 20070127036, SAID OFFICIAL PUBLIC RECORDS AND CONVEYED TO SANDY LADE ROAD DEVELOPMENT COMPANY BY INSTRUMENT RECORDED IN VOLUME 2004151, PAGE 12430, SAID DEED RECORDS, AND ALL OF SIMMONS PARKWAY AND BOOTH DRIVE, JAMES ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86070, PAGE 3652, SAID DEED RECORDS AND ALL OF SIMMONS PARKWAY, SAID HAYES BOOTH ADDITION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1R, BLOCK 1, SAID WESTERN EXTRUSIONS ADDITION, BING ON THE EASTERLY LINE OF A CALLED 52.23 ACRE TRACT CONVEYED TO THE CITY OF DALLAS BY INSTRUMENT RECORDED IN VOLUME 3401, PAGE 495, SAID DEED RECORDS AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SANDY LAKE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AS DEDICATED BY PLAT THEREOF RECORDED IN VOLUME 95080, PAGE 3040, SAID DEED RECORDS FROM WHICH A 3/4-INCH IRO NORD BEARS NORTH 01°41'25" WEST, 10.00 FEET;

THENCE SOUTH 89° 58' 52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 307.50 FEET;

THENCE SOUTH 86° 58' 06" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 190.26 FEET;

THENCE SOUTH 89° 58' 52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 195.76 FEET TO THE NORTHERLY EASTERLY CORNER OF LOT 1, BLOCK 1 SAID WESTERN EXTRUSIONS ADDITION AND BEING ON THE WESTERLY LINE OF LOT 1R, BLOCK 1, SAID BOOTH INDUSTRIAL DISTRICT LOT 1R & LOT 2R, BLOCK 2;

THENCE NORTH 01° 37' 34" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 20.01 FEET TO THE NORTHWESTERLY CORNER OF LOT 1R, BLOCK 1 SAID BOOTH INDUSTRIAL DISTRICT LOT 1R & LOT 2, BLOCK 2;

THENCE SOUTH 89° 54' 48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 381.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 35.92 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°01'27", A RADIUS OF 256.48 FEET AND WHOSE LONG CHORD BEARS SOUTH 64°07'43" EAST, 35.89 FEET;

THENCE SOUTH 60° 06' 59" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 138.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, 83.78 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°10'01", A RADIUS OF 316.48 FEET AND WHOSE LONG CHORD BEARS SOUTH 67°42'00" EAST, 83.53 FEET TO THE NORTHEASTERLY CORNER OF LOT 1R, BLOCK 1 SAID BOOTH INDUSTRIAL DISTRICT LOT 1R & 2R, BLOCK 2;

THENCE SOUTH 00°52'03" EAST ALONG THE EASTERLY LINE OF LOTS 1R & 2R, BLOCK 1, SAID BOOTH INDUSTRIAL DISTRICT LOT 1R & 2R, BLOCK 1, 695.02 FEET TO THE COMMON SOUTHERLY CORNER OF LOT 2R SAID BOOTH INDUSTRIAL DISTRICT AND LOT 1, THE SECOND REPLAT OF PART OF THE FIRST INSTALLMENT OF THE BOOTH INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92031, PAGE 4158, SAID DEED RECORDS AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BOOTH DRIVE, A 60-FOOT WIDE RIGHT-OF-WAY, JAMES ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86070, PAGE 3652, SAID DEED RECORDS;

THENCE NORTH 89°04'15" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 200.53 FEET;

THENCE NORTH 89°39'50" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE, 285.84 FEET;

THENCE SOUTH 25°50'28" EAST, 66.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOOTH DRIVE;

THENCE SOUTH 89°39'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 314.15 FEET;

THENCE SOUTH 89°04'15" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 348.27 FEET;

THENCE NORTH 89° 53' 49" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 65.34 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, SAID HAYES BOOTH ADDITION;

THENCE SOUTH 01°38'52" EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1 SAID HAYES BOOTH ADDITION, 449.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1 ON THE NORTHERLY LINE OF A CALLED 18.371 ACRE TRACT CONVEYED TO THE CITY OF CARROLLTON BY INSTRUMENT RECORDED IN VOLUME 2000247, PAGE 2332, SAID DEED RECORDS;

THENCE SOUTH 89°15'44" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 109.55 FEET TO THE COMMON NORTHERLY CORNER OF LOT 1, BLOCK 1, SAID LOT 1, BLOCK 1 & LOT 1, BLOCK 2 SANDY LAKE ROAD DEVELOPMENT COMPANY ADDITION AND SAID CITY OF CARROLLTON TRACT;

THENCE SOUTH 01°06'17" WEST ALONG THE COMMON LINE OF SAID LOT 1 AND THE CITY OF CARROLLTON TRACT, 431.72 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1 ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LUNA ROAD, A 120-FOOT WIDE RIGHT-OF-WAY, BY INSTRUMENT RECORDED IN VOLUME 99230, PAGE 4452, SAID DEED RECORDS AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, 563.42 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31°48'23", A RADIUS OF 1014.93 FEET AND WHOSE LONG CHORD BEARS SOUTH 40°53'20" WEST, 556.21 FEET;

THENCE SOUTH 24°59'09" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 497.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CAPITAL PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON PLAT THEREOF RECORDED IN DOCUMENT NO 20070127036, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTHWESTERLY, 49.93 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°41'50", A RADIUS OF 502.11 FEET AND WHOSE LONG CHORD BEARS SOUTH 27°50'04" WEST, 49.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 100.86 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°59'04", A RADIUS OF 526.11 FEET AND WHOSE LONG CHORD BEARS SOUTH 28°45'38" WEST, 100.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 108.78 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°08'53", A RADIUS OF 1979.86 FEET AND WHOSE LONG CHORD BEARS SOUTH 21°41'40" WEST, 108.76 FEET;

THENCE SOUTH 19°52'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, 17.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHWESTERLY, 120.46 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°16'26", A RADIUS OF 80.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 63°00'19" WEST, 109.40 FEET;

THENCE NORTH 73°51'28" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 166.51 FEET TO THE WESTERLY LINE OF LOT 1, BLOCK 1, SAID LOT 1, BLOCK 1 & LOT 1, BLOCK 2 SANDY LAKE ROAD DEVELOPMENT COMPANY ADDITION;

THENCE NORTH 00°03'54" WEST ALONG SAID WESTERLY LINE, 1574.13 FEET TO THE SOUTHERLY LINE OF LOT 1R, BLOCK 1, SAID WESTERNS EXTRUSION ADDITION;

THENCE SOUTH 89°17'11" WEST ALONG SAID SOUTHERLY LINE, 9.11 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1 SAID WESTERN EXTRUSIONS ADDITION, ON EASTERLY LINE OF A CALLED 102 ACRE TRACT CONVEYED TO THE CITY OF DALLAS BY INSTRUMENT RECORDED IN VOLUME 73129, PAGE 1064, SAID DEED RECORDS;

THENCE NORTH 00° 36' 28" WEST ALONG SAID CALLED 102 ACRE CITY OF DALLAS TRACT AND THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, 83.65 FEET TO THE COMMON EASTERLY CORNER OF SAID CALLED 52.23 ACRE AND 102 ACRE CITY OF DALLAS TRACTS;

THENCE NORTH 01° 41' 25" WEST ALONG SAID CITY OF DALLAS 52.23 ACRE TRACT AND SAID WESTERLY LINE, 1213.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.7691 ACRES OF LAND.

TRACT II:

BEING A TRACT OF LAND SITUATED IN THE MARTHA P. GREEN SURVEY, ABSTRACT NO. 519, DALLAS COUNTY, TEXAS AND BEING PART OF A CALLED 40.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO M.G. SIMMONS, OF RECORD IN VOLUME 76100, PAGE 2440, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ½ INCH IRON ROD SET FOR CORNER AT THE COMMON CORNER OF SAID 40.00 ACRE TRACT AND A CALLED 13.6159 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CAPITAL CENTER PROPERTY OWNERS ASSOCIATION, INC. OF RECORD IN VOLUME 85247, PAGE 5913, DEED RECORDS OF SAID COUNTY, SAID POINT ALSO BEING IN THE NORTH LINE OF BLOCK 3, CAPITAL CENTER-PHASE III, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84128, PAGE 1240, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 22 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 40.00 ACRE TRACT, A DISTANCE OF 315.64 FEET TO A ½ INCH IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF CAPITAL PARKWAY (80' ROW) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN VOLUME 99230, PAGE 4452, DEED

RECORDS OF SAID COUNTY, SAID POINT BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 613.00 FEET,

A CENTRAL ANGLE OF 23 DEGREES 39 MINUTES 23 SECONDS, AND A CHORD WHICH BEARS NORTH 61 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 251.30 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVING RIGHT-OF-WAY, AN ARC DISTANCE OF 253.10 FEET TO A ½ INCH IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 72 DEGREES 58 MINUTES 31 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CAPITAL PARKWAY, A DISTANCE OF 4.71 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE SOUTHEAST END OF A RIGHT-OF-WAY CLIP;

THENCE NORTH 27 DEGREES 09 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 34.86 FEET TO A ½ INCH IRON ROD SET FOR CORNER AT THE END OF SAID CLIP IN THE SOUTHEAST RIGHT-OF-WAY LINE OF LUNA ROAD (120' ROW) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN VOLUME 99230, PAGE 4452, DEED RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 1849.86 FEET, A CENTRAL ANGLE OF 06 DEGREES 49 MINUTES, 09 SECONDS, AND A CHORD WHICH BEARS NORTH 22 DEGREES 26 MINUTES 53 SECONDS EAST, A DISTANCE OF 220.03 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVE RIGHT-OF-WAY, AN ARC DISTANCE OF 220.16 FEET TO A ½ INCH IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 25 DEGREES 51 MINUTES 27 SECONDS EAST, CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID LUNA ROAD, A DISTANCE OF 588.11 FEET TO A ½ INCH IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 894.93 FEET, A CENTRAL ANGLE OF 26 DEGREES 22 MINUTES 48 SECONDS, AND A CHORD WHICH BEARS NORTH 39 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 408.41 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVING RIGHT-OF-WAY, AN ARC DISTANCE OF 412.04 FEET TO A ½ INCH IRON ROD SET FOR CORNER AT THE END OF SAID CURVE IN THE WEST LINE OF SAID 13.6159 ACRE TRACT;

THENCE SOUTH 01 DEGREES 58 MINUTES 36 SECONDS WEST, ALONG THE WEST LINE OF LAST MENTIONED TRACT, A DISTANCE OF 1207.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.502 ACRES OF LAND, MORE OR LESS.

Exhibit B

Location & Tracts

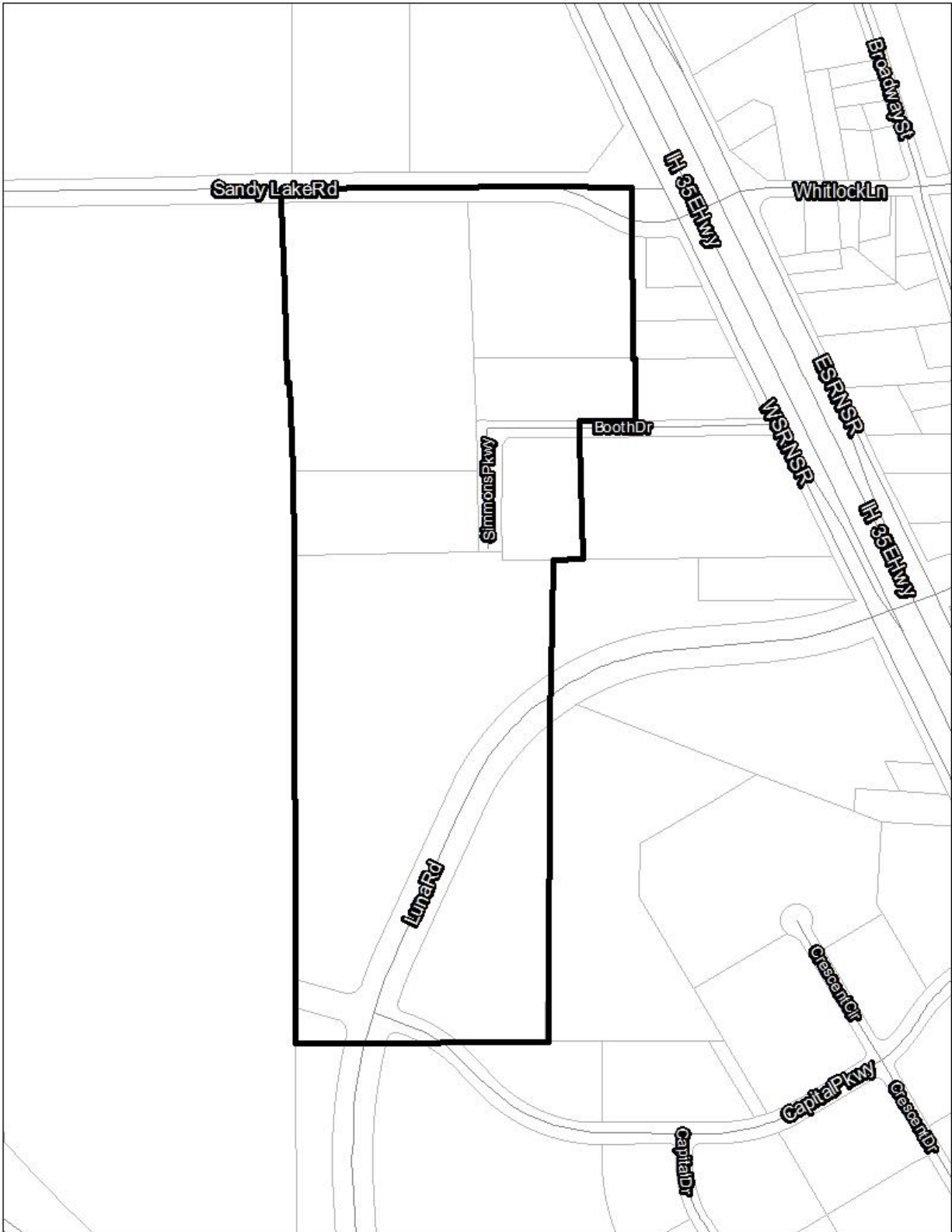


Exhibit C Conceptual Site Plan

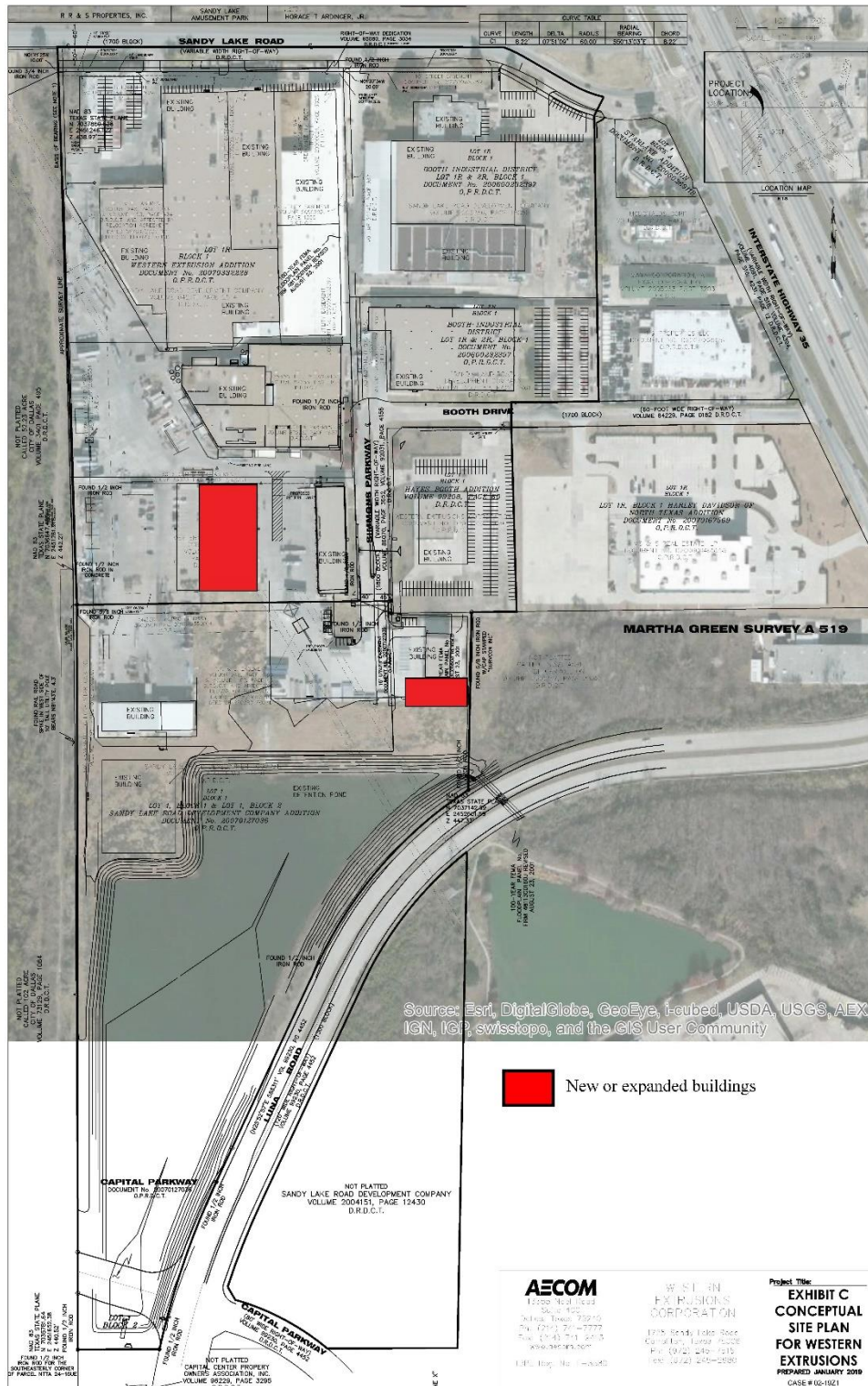


Exhibit D

Conceptual Screening Fence Elevations



Exhibit E

Conceptual Luna Road Landscape Area Plan

