092347

Exhibit 813A

27679

PLANT LIST

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
TREES			
6	SHUMARD OAK	*Quercus shumardii*	65 gal., 12'-14' ht., 6'-8' sp, 3" cal min, full
1	RED BUD	*Cercis canadensis*	B&B, 12' cal. Min, 7'-8' ht., 5'-6' sp, multi full
5	CRAPE MYRTLE	*Lagerstroemia indica 'Natchez'*	45 gal., 10-12' ht., 6'-8' sp, 3 or 5 canes min, 1.5" BB min. dash trunk, full, (Cherry-Lake Tree Farm)
SHRUBS/ ORNAMENTAL GRASSES			
3	DWARF BURNERD HOLLY	*Ilex cornuta 'Burfordii nana'*	7 gal, 36" ht., 36"-60" sp, full
49	DWARF FOUNTAIN GRASS	*Pennisetum alopecuroides 'Little Bunny'*	1 gal., heavily rooted, full
36	DWARF YAUPON HOLLY	*Ilex vomitoria 'Nana'*	3 gal, 18"-24" ht., 18"-24" sp, full
44	PURPLE MUHLY GRASS	*Muhlenbergia rigida*	3 gal., heavily rooted, full
8	EAST INDIA PLANT	*Aspidistra elatior*	1 gal., heavily rooted, full
103	DWARF INDIAN HAWTHORN	*Raphiolepis indica 'Big Grower'*	3 gal, 12"-14" ht. x sp, full
GROUNDCOVERS/VINES/PERENNIALS			
1486	ASIAN JASMINE	*Trachelospermum asiaticum*	4" pot, heavily rooted
144	LIRIOPE	*Liriope muscari 'Big Blue'*	4" pot, heavily rooted
86	DWARF MONKEY GRASS	*Ophiopogon japonicus 'Nana'*	4" pot, heavily rooted
50	"MARC ANTHONY" LIRIOPE	*Liriope muscari 'Marc Anthony'*	4" pot, heavily rooted
7	BOSTON IVY	*Parthenocissus tricuspidata*	1 gal., heavily rooted, full, staked 24" ht. min.
20	DAYLILY	*Hemerocallis 'Orange Kids'*	1 gal., heavily rooted, full
50	ANNUAL COLOR		4" pot, heavily rooted

TREE REMOVAL & REPLACEMENT

REMOVAL

- 6" Sweetgum
- 8" 20" Sweetgum
- 22" Sweetgum
- 25" Sweetgum
- 19" Post Oak
- 30" Post Oak
- 24" Post Oak
- 26" Post Oak
- 352 caliper inches of protected trees removed

REPLACEMENT

- 7 2" Crape Myrtle
- 4 3" Red Oak
- 352 caliper inches to be replaced on site Ref. L2.001
- 117 caliper inches shall be mitigated at the Zoo

LEGEND

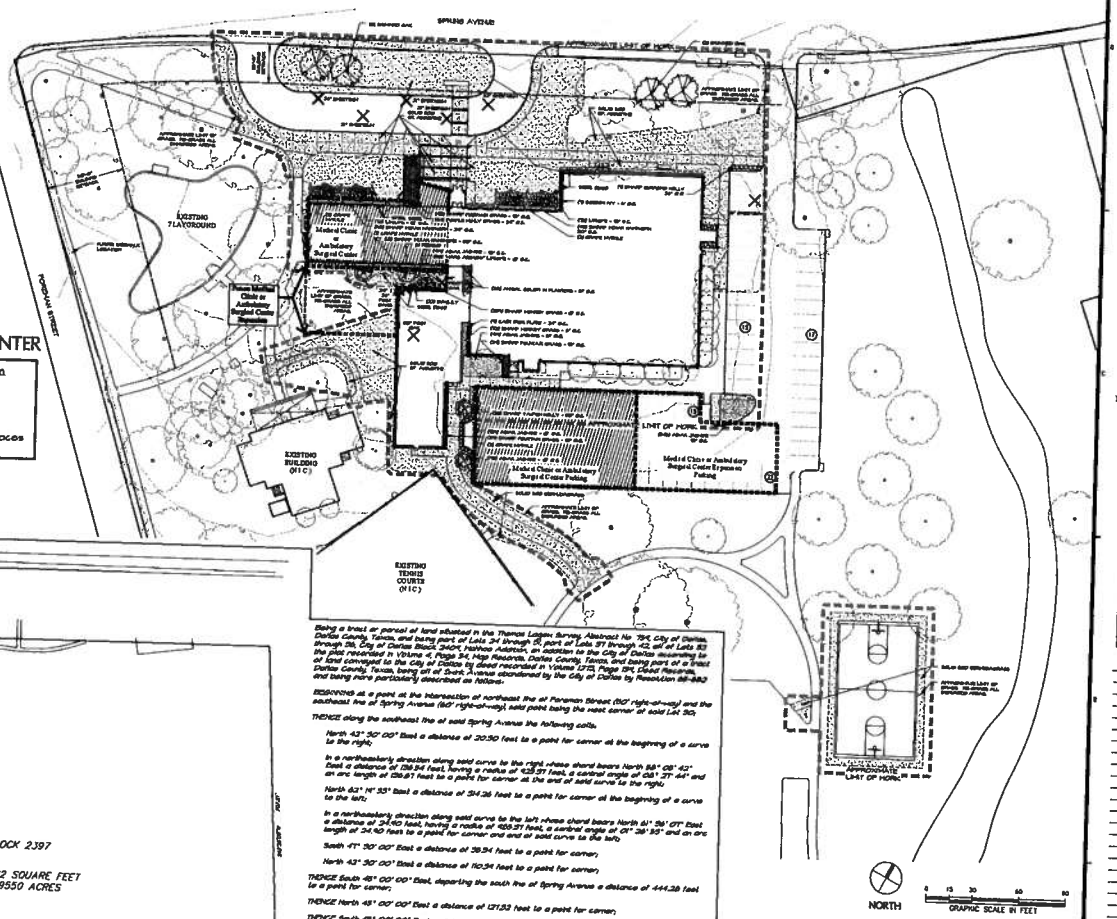
- MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER
- AREA OF LANDSCAPE PLAN
- X EXISTING TREES TO BE REMOVED

MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER

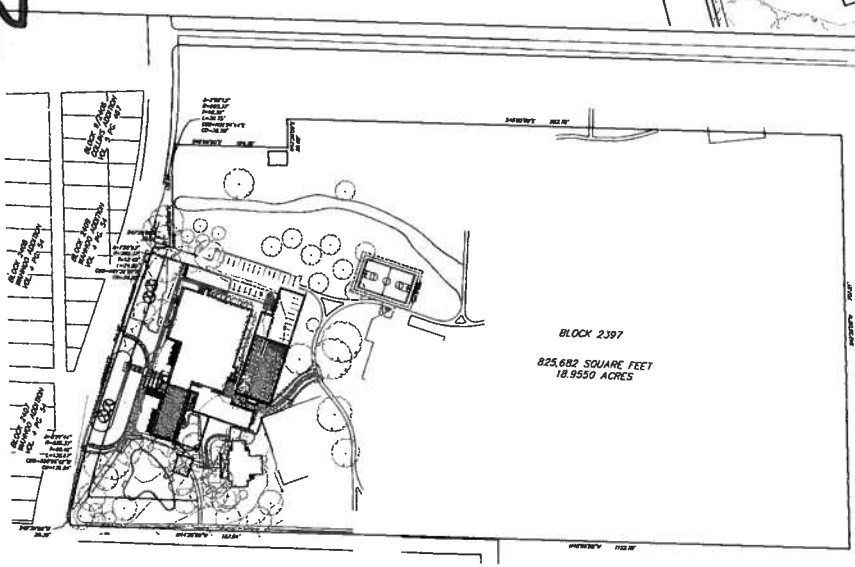
	Existing	Future Expansion
Floor Area	4,112 SF	2,448 SF
Height	26 Feet	26 Feet
Stories	1	1
Parking		
Required	21 Spaces	15 Additional Spaces
Provided	64 Spaces	64 Spaces

VICINITY MAP
NTS
NORTH

SITE



DEVELOPMENT/LANDSCAPE PLAN



Being a tract or parcel of land situated in the Thomas Lagow Survey, Abstract No. 794, City of Dallas, Dallas County, Texas, and being part of Lots 34 through 38, part of Lots 97 through 102, all of Lots 83 through 86, City of Dallas Block 3404, Hatchcc Addition, an addition to the City of Dallas according to the plat recorded in Volume 4, Page 94, Map Records, Dallas County, Texas, and being part of a tract of land conveyed to the City of Dallas by deed recorded in Volume 5715, Page 394, Deed Records, Dallas County, Texas, being all of Duck Avenue abandoned by the City of Dallas by Resolution 88-583 and being more particularly described as follows:

BEGINNING at a point at the intersection of northeast line of Foreman Street (50' right-of-way) and the southeast line of Spring Avenue (60' right-of-way), said point being the west corner of said Lot 30;

THENCE along the southeast line of said Spring Avenue the following calls:

North 43° 30' 00" East a distance of 20.50 feet to a point for corner at the beginning of a curve to the right;

In a northeasterly direction along said curve to the right, whose chord bears North 58° 08' 42" East a distance of 238.24 feet, having a radius of 428.31 feet, a central angle of 08° 37' 44" and an arc length of 239.81 feet to a point for corner at the end of said curve to the right;

North 62° 51' 55" East a distance of 314.26 feet to a point for corner at the beginning of a curve to the left;

In a northeasterly direction along said curve to the left, whose chord bears North 61° 36' 07" East a distance of 24.40 feet, having a radius of 400.31 feet, a central angle of 01° 39' 55" and an arc length of 24.40 feet to a point for corner and end of said curve to the left;

South 47° 30' 00" East a distance of 39.34 feet to a point for corner;

North 43° 30' 00" East a distance of 110.34 feet to a point for corner;

THENCE South 46° 00' 00" East, departing the south line of Spring Avenue a distance of 444.28 feet to a point for corner;

THENCE North 43° 00' 00" East a distance of 121.53 feet to a point for corner;

THENCE South 43° 00' 00" East a distance of 294.35 feet to a point for corner;

THENCE South 43° 00' 00" West a distance of 42.43 feet to a point for corner;

THENCE South 43° 00' 00" East a distance of 443.24 feet to a point for corner;

THENCE South 43° 30' 00" West a distance of 641.14 feet to a point for corner;

THENCE North 43° 00' 00" West a distance of 152.78 feet to a point for corner;

THENCE North 43° 30' 00" East a distance of 9.01 feet to a point for corner in the northeast line of said Foreman Street;

THENCE North 44° 30' 00" West along the northeast line of said Foreman Street a distance of 50.04 feet to a point for corner, said point being the south corner of said Lot 31;

THENCE North 43° 30' 00" East along the southeasterly line of said Lot 31 a distance of 9.31 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE departing the southeasterly line of said Lot 31 in a northwesterly direction along said non-tangent curve to the right whose chord bears North 71° 24' 41" West a distance of 11.48 feet, having a radius of 14.00 feet, a central angle of 48° 18' 40" and an arc length of 11.80 feet to a point for corner at the end of said non-tangent curve to the left;

THENCE North 47° 30' 21" West a distance of 4.40 feet to the beginning of a tangent curve to the right;

THENCE in a northwesterly direction along said non-tangent curve to the right whose chord bears North 47° 04' 08" West a distance of 21.29 feet, having a radius of 109.43, a central angle of 01° 53' 20" and an arc length of 21.33 feet to a point for corner in the northeast line of said Foreman Street;

THENCE North 44° 30' 00" West along the northeast line of said Foreman Street a distance of 114.21 feet to the POINT OF BEGINNING, containing 825,682 square feet or 18.9550 acres, more or less.

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-PROGRESS DRAWING-
FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

Revisions

NO	ISSUE	DATE

Sheet Information

Date	08/28/09
Job Number	142428.000
Drawn	MEA
Checked	RJ
Approved	CTS
Title	

Z089-223(RB)
Sheet
L0.01

Issued for Bidding and Permit

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Approved
City Plan Commission
August 20, 2009

Planned Development
District No. 813