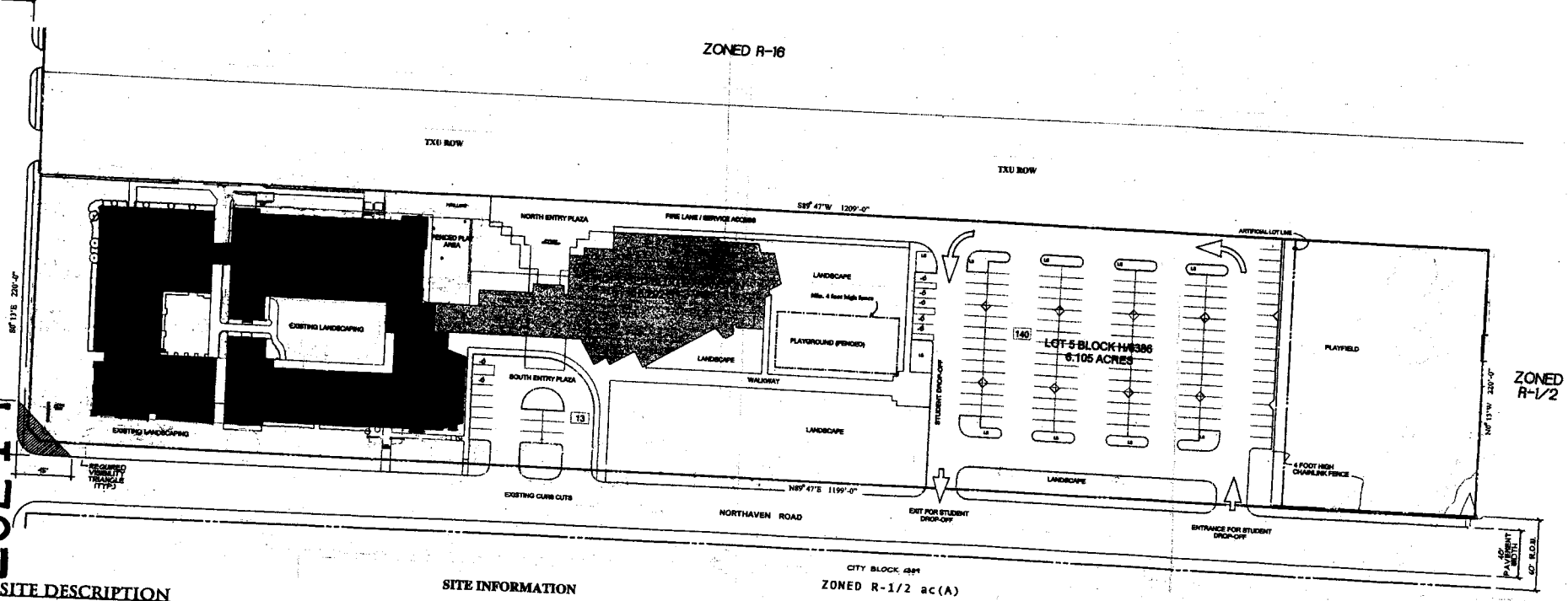
Exhibit 620 A

060154

262114



TOTAL SITE DESCRIPTION

BEING a certain tract of land located in the C.G. Newton Survey, Abstract No. 1090 and being all of Lot 5, Block H/6386 of the Grace Bible Church Addition No. 2, an addition to the City of Dallas according to a plat recorded in Vol. 84115, Page 3931 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the east right-of-way (R.O.W.) line of Inwood Road (100' R.O.W.) and the north R.O.W. line of Northaven Road (60' R.O.W.);

THENCE North 89 deg. 47 min. East along the north R.O.W. line of Northaven Road, a distance of ten (10.00) feet to the POINT OF BEGINNING, said point being in a corner clip indicated to the City of Dallas in the above mentioned plat;

THENCE North 89 deg. 47 min. East continuing along the north R.O.W. line of Northaven Road a distance of eleven hundred ninety nine (1199.00) feet to a point for corner;

THENCE North 0 deg. 13 min. West departing Northaven Road a distance of two hundred twenty (220.00) feet to a point for corner;

THENCE South 89 deg. 47 min. West a distance of twelve hundred nine (1209.00) feet to a point for corner in the east R.O.W. line of Inwood Road;

THENCE South 0 deg. 13 min. East along the east R.O.W. line of Inwood Road a distance of two hundred ten (210.00) feet to a point in the aforementioned corner clip;

THENCE South 45 deg. 13 min. East along said corner clip a distance of fourteen and fourteen hundredths (14.14) feet to the POINT OF BEGINNING and containing 265,930 sq. ft. or 6.105 acres of land.

SITE INFORMATION

Propose Zoning: PD for R-1/2 ac (A), private school, and child-care uses.

Land Area: 6.105 acres or 265,930 square feet

	EXISTING	PROPOSED AMENDMENT	TOTAL
FLOOR AREA			
Private School and Child-Care (Child-Care further limited to 10,666 sq. ft.)	34,180 sq. ft.	18,292 sq. ft.	61,943 sq. ft.
All other permitted uses	No Maximum		
NUMBER OF CLASSROOMS	20	2 Additional	22
HEIGHT			
Private School and Child-Care	16 ft. per code	16 ft. per code	16 ft. per code
All other permitted uses			
STORIES			
Private School and Child-Care	one per code	one per code	one per code
All other permitted uses			
LOT COVERAGE			
Private School and Child-Care	16.67%	6.9%	23.6% (max. allowed 25%)
All other permitted uses	Per Planned Development District Ordinance		

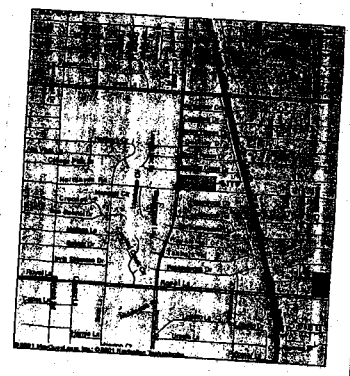
NOTE: This development plan is for a private school and child-care facility and does not apply to all other permitted uses.

PARKING REQUIREMENTS

CHURCH ONE SPACE FOR EACH FOUR FIXED SEATS IN THE SANCTUARY OR AUDITORIUM. IF FIXED BENCHES OR PEWS ARE PROVIDED, EACH 24 INCHES OF LENGTH OF THE FIXED BENCH OR PEW CONSTITUTES ONE FIXED SEAT FOR PURPOSES OF THIS PARAGRAPH.	*153 SPACES
ELEMENTARY SCHOOL PARKING REQUIRED 1.5 SPACES / CLASSROOM MAXIMUM 22 CLASSROOMS USED	33 SPACES
OTHER PERMITTED USES	DALLAS DEVELOPMENT CODE
PARKING PROVIDED	153 SPACES
PARKING REQUIRED	*138 required spaces

*1,100 linear feet of church pews (13,200 linear inches): 138 required spaces

VICINITY MAP



PLANNED DEVELOPMENT DISTRICT No. 620 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY

Land Area: 6.105 acres or 265,930 square feet

DEVELOPMENT PLAN

PLANNED DEVELOPMENT DISTRICT No. 620 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY

0 20 40 80 160

SCALE: 1" = 40'-0"

Zoning File Z056-102(WE)

APPLICANT:
Grace Academy
11306 Inwood Road
Dallas, Texas 75229
(214) 696-5648

REPRESENTATIVE FOR APPLICANT:
Robert Reeves
500 South Ervay Bldg.
Dallas, Texas 75201
(214) 749-0530

OWNER:
Grace Bible Church
11306 Inwood Road
Dallas, Texas 75229
(214) 368-0779

8 NOV. 2000
REVISED 10 FEB.2001
Revised: December 3, 2001
Revised: December 27, 2001
Revised: Jan. 2, 2002
Revised: Jan. 21, 2002
REVISED: FEB. 27, 2002
REVISED: 3/26/02
REVISED: 5/7/02
REVISED: 10/3/05
Revised: 11/29/05

Planned Development District
No. 620

Approved
City Plan Commission
November 17, 2005