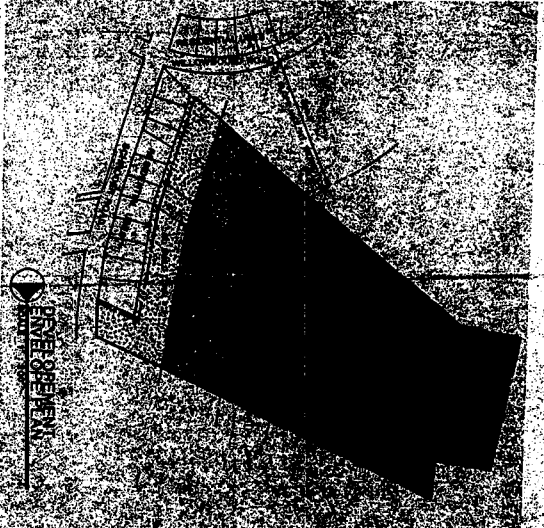
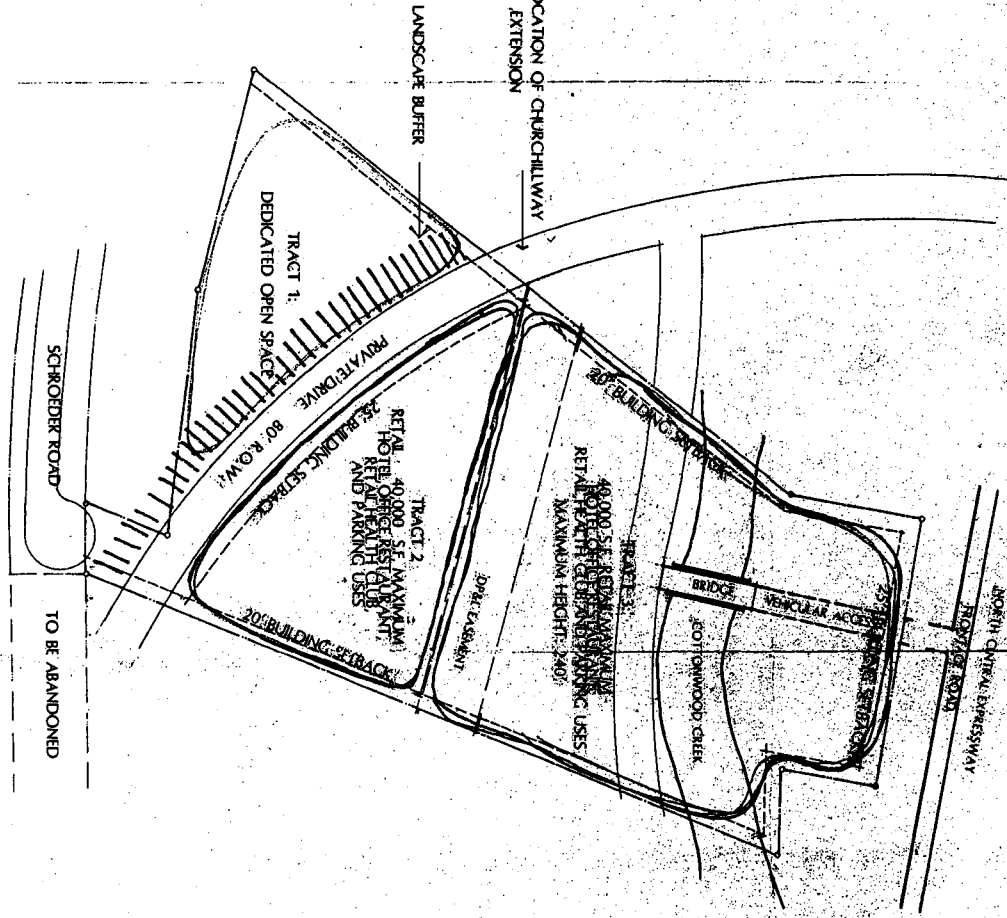


25508 EXHIBIT 198A



EXISTING ALLOWABLE F.A.R. 1,642,124 S.F.
 I.C. ZONING: R-1 F.A.R. 9,425 A.C.
 M-1 ZONING: 20 UNITS/ACRE 9.198 A.C.
 ASSUME 1,000 S.F./UNIT 180 UNITS
 TOTAL MAX. EXISTING DENSITY 1,822,124 S.F.
 EXISTING ALLOWABLE F.A.R. 2,25:1

PROPOSED F.A.R. TOTAL SITE AREA 18,622.5 ACRES

TRACT 1: DEDICATED OPEN SPACE
 TRACT 2: HEIGHT: 2:1 SLOPE FROM RESIDENTIAL USES UP TO 240'
 RETAIL/RESTAURANT/40,000 SF. MAXIMUM OFFICE, HOTEL & PARKING USES (PART OF TOTAL ALLOWED BELOW)

TRACT 3: MAXIMUM HEIGHT 240'
 RETAIL/RESTAURANT 40,000 SF. MAXIMUM OFFICE, HOTEL & PARKING USES (PART OF TOTAL ALLOWED BELOW)

TOTALS	
OFFICE and/or HOTEL	1,742,124 S.F.
MAXIMUM FLOOR AREA	80,000 S.F.
RETAIL/RESTAURANT	1,822,124 S.F.
TOTAL GROSS BUILDING AREA	2,25:1
TOTAL PROPOSED F.A.R.	

851330
 18671

APPROVED BY
 CITY COUNCIL

DATE: 2/7/85

PLANNING DEPARTMENT DISTRICT NUMBER: 186

2845-12465H-C



SIB
 REESE MASTERPLAN
 DALLAS, TEXAS

SHEPHERD+BOYD USA
 A Texas Corporation
 Architects
 Planners
 Interiors

8225 Douglas Avenue
 Suite 800
 Dallas, Texas USA 75225
 Tel: (214) 691-8000
 Telex: 75 8738