EXHIBIT 4742 A
POST, BUCKLEY, SCHUH & JERNIGAN, INC. DALLAS, TEXAS
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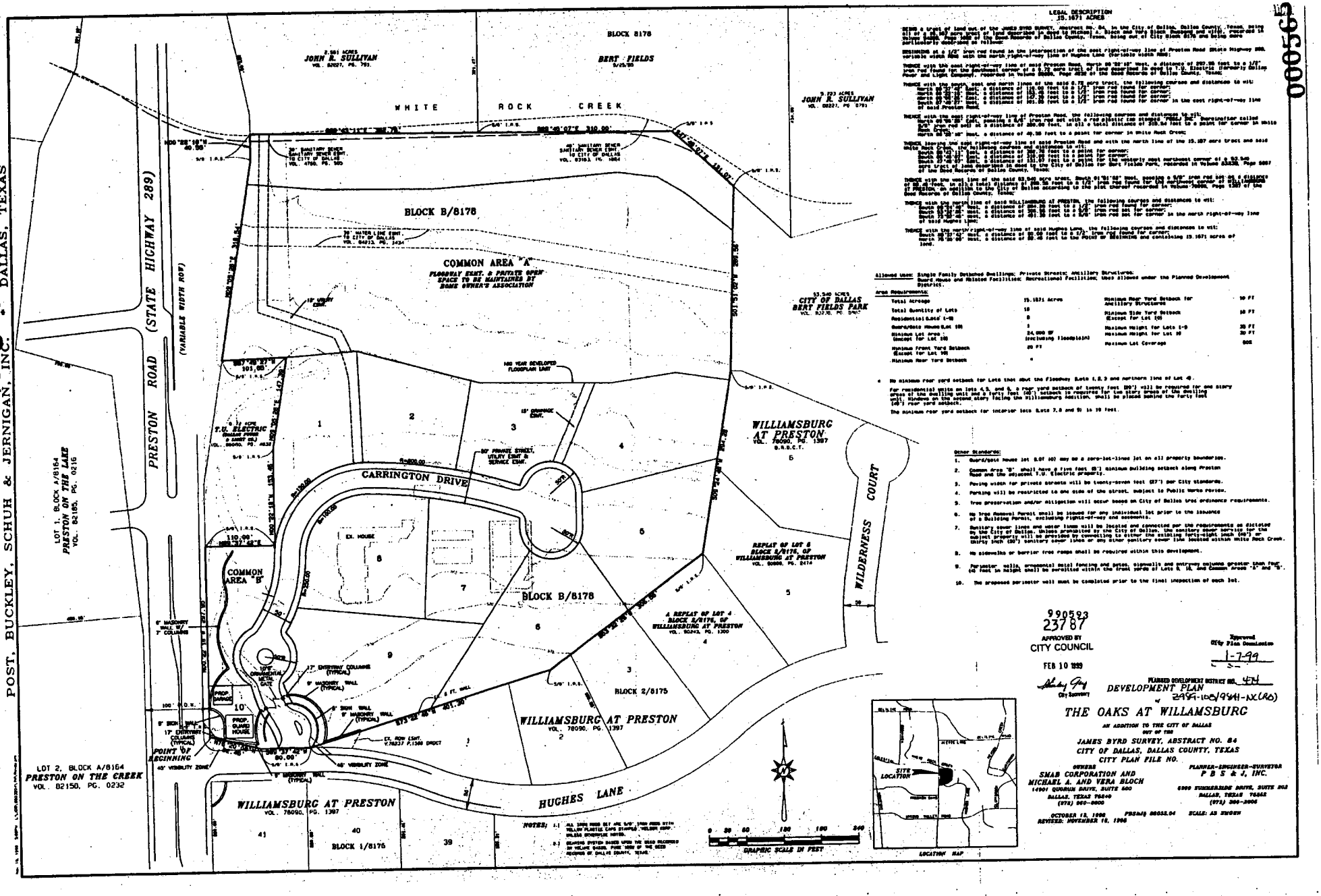

LEGAL DESCRIPTION
15.1671 ACRES

BEING a tract of land out of the JAMES BYRD SURVEY, Abstract No. 84, in the City of Dallas, Dallas County, Texas, being all of a 15.187 acre tract of land described as Tract 1 to Michael A. Bloch and Vera Bloch, husband and wife, recorded in Volume 82027, Page 1488 of the Deed Records of Dallas County, Texas, being out of City Block 8178 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the intersection of the east right-of-way line of Preston Road (State Highway 289, variable width ROW) with the northerly line of Hughes Lane (variable width ROW);

THENCE with the east right-of-way line of said Preston Road, North 00°32'48" West, a distance of 200.00 feet to a 1/2" iron rod found for the northwest corner of a 3.927 acre tract of land described as Tract 2 to John R. Sullivan, Jr. by Deed recorded in Volume 82027, Page 791 of the Deed Records of Dallas County, Texas;

THENCE with the south, east and north lines of the said 3.927 acre tract, the following courses and distances to wit:
North 89°27'12" East, a distance of 310.00 feet to a 1/2" iron rod found for corner;
North 00°32'48" West, a distance of 551.00 feet to a 1/2" iron rod found for corner;
South 89°27'12" West, a distance of 310.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of said Preston Road;

THENCE with the east right-of-way line of Preston Road, the following courses and distances to wit:
North 00°32'48" West, a distance of 40.00 feet to a point, 0.42' west with a red plastic cap stamped "PBS&J" Intersection called for, said point being in White Rock Creek;
North 89°27'12" East, a distance of 49.58 feet to a point for corner in White Rock Creek;
North 00°32'48" West, a distance of 316.87 feet to a point for corner in White Rock Creek;

THENCE, leaving the east right-of-way line of said Preston Road and with the north line of the 15.187 acre tract and said White Rock Creek, the following courses and distances to wit:
North 89°27'12" East, a distance of 261.76 feet to a point for corner;
South 00°32'48" East, a distance of 200.00 feet to a point for corner;
South 89°27'12" East, a distance of 310.00 feet to the westerly most northwest corner of a 53.340 acre tract of land described as Tract 1 to the City of Dallas for Bert Fields Park, recorded in Volume 82150, Page 0007 of the Deed Records of Dallas County, Texas;

THENCE with the west line of the said 53.340 acre tract, South 01°51'00" West, passing a 5/8" iron rod set at a distance of 30.00 feet, at 1/2" iron rod found at a distance of 30.55 feet to a 1/2" iron rod found for the northwest corner of Williamsburg at Preston, an addition to the City of Dallas according to the plat thereof recorded in Volume 78090, Page 1397 of the Deed Records of Dallas County, Texas;

THENCE with the west line of said Williamsburg at Preston, the following courses and distances to wit:
South 00°32'48" East, a distance of 200.00 feet to a 1/2" iron rod found for corner;
South 01°51'00" West, a distance of 286.56 feet to a 1/2" iron rod found for corner;
South 00°32'48" East, a distance of 261.76 feet to a 1/2" iron rod found for corner in the north right-of-way line of said Hughes Lane;

THENCE with the north right-of-way line of said Hughes Lane, the following courses and distances to wit:
South 89°27'12" West, a distance of 49.58 feet to a 1/2" iron rod found for corner;
North 00°32'48" West, a distance of 10.00 feet to a 1/2" iron rod found for corner;
South 89°27'12" West, a distance of 261.76 feet to the POINT OF BEGINNING and containing 15.1671 acres of land.

Allowed Uses: Single Family Detached Dwellings; Private Streets; Ancillary Structures; Guard House and Related Facilities; Recreational Facilities; Uses allowed under the Planned Development District.

Area Requirements:

Total Acreage	15.1671 Acres	Minimum Rear Yard Setback for Ancillary Structures	10 FT
Total Quantity of Lots	10	Minimum Side Yard Setback (Except for Lot 10)	10 FT
Residential Lots 1-9	9	Maximum Height for Lots 1-9	30 FT
Guard/Gate House Lot 10	1	Maximum Height for Lot 10	30 FT
Minimum Lot Area (except for Lot 10)	24,000 SF (including floodplain)	Maximum Lot Coverage	60%
Minimum Front Yard Setback (Except for Lot 10)	20 FT		
Minimum Rear Yard Setback	*		

* No minimum rear yard setback for Lots that abut the Floodway (Lots 1,2,3 and northern line of Lot 4).

For residential units on Lots 4,5, and 6, a rear yard setback of twenty feet (20') will be required for one story areas of the dwelling unit and a forty feet (40') setback is required for two story areas of the dwelling unit. Windows on the second story facing the Williamsburg Addition, shall be placed behind the forty foot (40') rear yard setback.

The minimum rear yard setback for interior lots (Lots 7,8 and 9) is 10 feet.

Other Standards:
1. Guard/Gate House lot B.OF (10) may be a zero-lot-lines lot on all property boundaries.
2. Common Area "B" shall have a (five foot, (5')) minimum building setback along Preston Road in the Subarea 1 U.D. Electric property.
3. Paving width for private streets will be twenty-seven feet (27') per City standards.
4. Parking will be restricted to one side of the street, subject to Public Works review.
5. Tree preservation and/or mitigation will occur based on City of Dallas tree ordinance requirements.
6. No tree Removal Permit shall be issued for any individual lot prior to the issuance of a Building Permit, excluding rights-of-way and easements.
7. Sanitary sewer lines and water lines will be located and connected per the requirements as dictated by the City of Dallas. Unless prohibited by the City of Dallas, the sanitary sewer service for the individual lots will be provided by connecting to either the existing forty-eight inch (48") or twelve inch (12") sanitary sewer lines or any other sanitary sewer line located within White Rock Creek.
8. No sidewalks or barrier free ramps shall be required within this development.
9. Perimeter walls, ornamental metal fencing and gates, signwalls and entryway columns greater than four (4) feet in height shall be permitted within the front yards of Lots 8, 10, and Common Areas "A" and "B".
10. The proposed perimeter wall must be completed prior to the final inspection of each lot.

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23787
APPROVED BY
CITY COUNCIL
FEB 10 1999
City Secretary

Approved
City Plan Commission
1-7-99

PLANNED DEVELOPMENT DISTRICT NO. 424
DEVELOPMENT PLAN
of
Z989-105/9841-X(RB)

THE OAKS AT WILLAMSBURG

AN ADDITION TO THE CITY OF DALLAS
OUT OF THE
JAMES BYRD SURVEY, ABSTRACT NO. 84
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.

OWNER
SMAB CORPORATION AND
MICHAEL A. AND VERA BLOCH
14901 QUORUM DRIVE, SUITE 600
DALLAS, TEXAS 75240
(972) 960-8800

PLANNER-ENGINEER-SURVEYOR
P B S & J, INC.
8989 STEMMONS DRIVE, SUITE 203
DALLAS, TEXAS 75247
(972) 350-2900

OCTOBER 13, 1998. PBS&J 98033.04 SCALE: AS SHOWN
REVISED: NOVEMBER 10, 1998

NOTES: 1.) ALL IRON RODS SET ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "NELSON ADDY-DALLAS SYNDICATE 1670".
2.) BEARINGS STATED BASED UPON THE BEAD RECORDED BY VOLUME 82027, PAGE 1488 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.