

REVISIONS	BY

PRP CONSULTING GROUP
 PLANNING SURVEYING LANDSCAPE DESIGN
 CONSTRUCTION MANAGEMENT
 2608 AVENUE K, SUITE 103, PLANO, TEXAS 75074
 OFFICE (972) 422-9981, FAX (972) 424-2682

DRAWN	PDP	DATE	15 JUNE 2000
CHECKED		SCALE	1" = 30'
		JOB NO.	0025101
		SHEET	1
			1

EXHIBIT 584A

PLANNED DEVELOPMENT DISTRICT NO. 584
 2790-197/11168-NC(MB)

Approved
 City Plan Commission
 6-22-00

DEVELOPMENT PLAN
 FOR
WIMBERLEY / MORGAN ESTATES
 BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, City of Dallas, Dallas County, Texas, and being a portion of a 3.5 acre tract as shown on the plat thereof recorded in Volume 2368, Page 211, Deed Records, Dallas County, Texas, and being a portion of a 3.5 acre tract conveyed to Henry E. Morgan and Victoria Morgan, as recorded in Volume 2482, Page 472, Deed Records, Dallas County, Texas, also being Lot 3, Block 6225 of EUGENE MOHR SUBDIVISION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 31, Page 239, Map Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the northwest corner of said Lot 3, and being on the east right-of-way line of Betty Jane Lane (60' right-of-way);
 Thence, along the north line of said Lot 3 and the south line of Lot 2, North 89 degrees 15 minutes 00 seconds East a distance of 328.08 feet, to a 1/2 inch iron rod found for the northeast corner of said Lot 3;
 Thence, along the east line of said Lot 3 and the west right-of-way line of a 15 foot alley, South 00 degrees 30 minutes 18 seconds East a distance of 121.63 feet, to a 1/2 inch iron pipe found for corner;

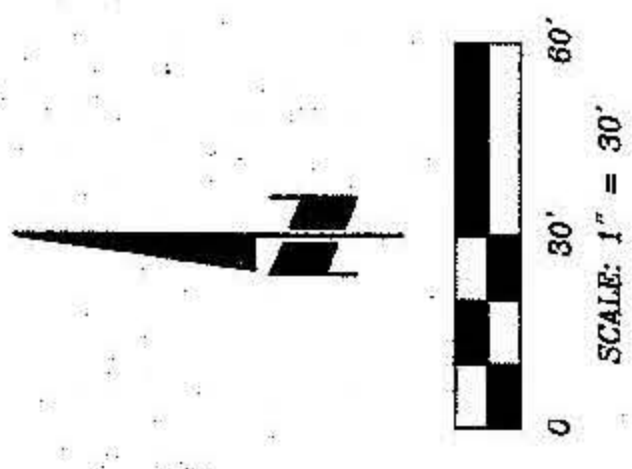
Thence, along the south line of the Thomas Jefferson Terrace Addition, an Addition to the City of Dallas, as recorded in Volume 22, Page 245, Map Records, Dallas County, Texas, North 89 degrees 04 minutes 12 seconds East a distance of 191.92 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PRP 4595" set on the west line of the Beutel Subdivision, an Addition to the City of Dallas, as recorded in Volume 36, Page 15, Map Records, Dallas County, Texas;

Thence, along the west line of said Beutel Subdivision, South 00 degrees 48 minutes 48 seconds East a distance of 152.73 feet, to an iron pipe found for the northeast corner of Lot 1, Block C/6224, of the Primera Iglesia Bautista Addition, an Addition to the City of Dallas, as recorded in Volume 87240, Page 3085, Deed Records, Dallas County, Texas;

Thence, along the north line of said Lot 1, South 89 degrees 04 minutes 12 seconds West a distance of 321.27 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PRP 4595" set for the northwest corner of said Lot 1, same being on the east right-of-way line of Betty Jane Lane (60' right-of-way);

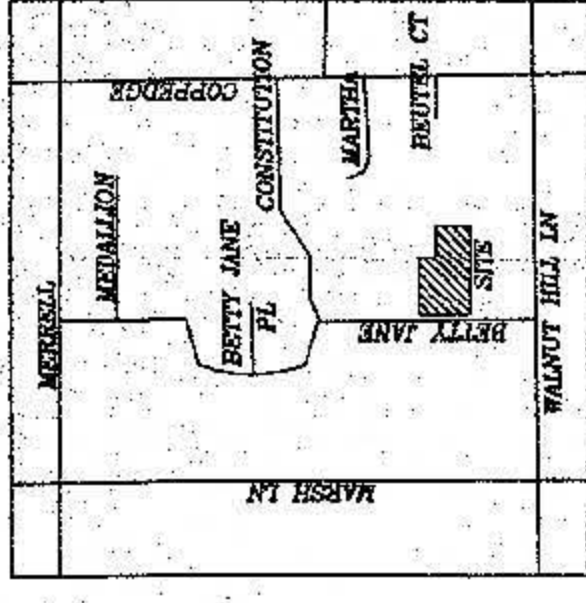
Thence, along said east right-of-way line, North 00 degrees 20 minutes 18 seconds West a distance of 275.40 feet, to the Point of Beginning and containing 119,568 square feet, or 2.7454 acres of land.

The Basis of Bearings for this survey is the north line of Lot 3, Block 6225 of the EUGENE MOHR SUBDIVISION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 31, Page 239, Map Records, Dallas County, Texas as North 89 degrees 15 minutes 00 seconds East.



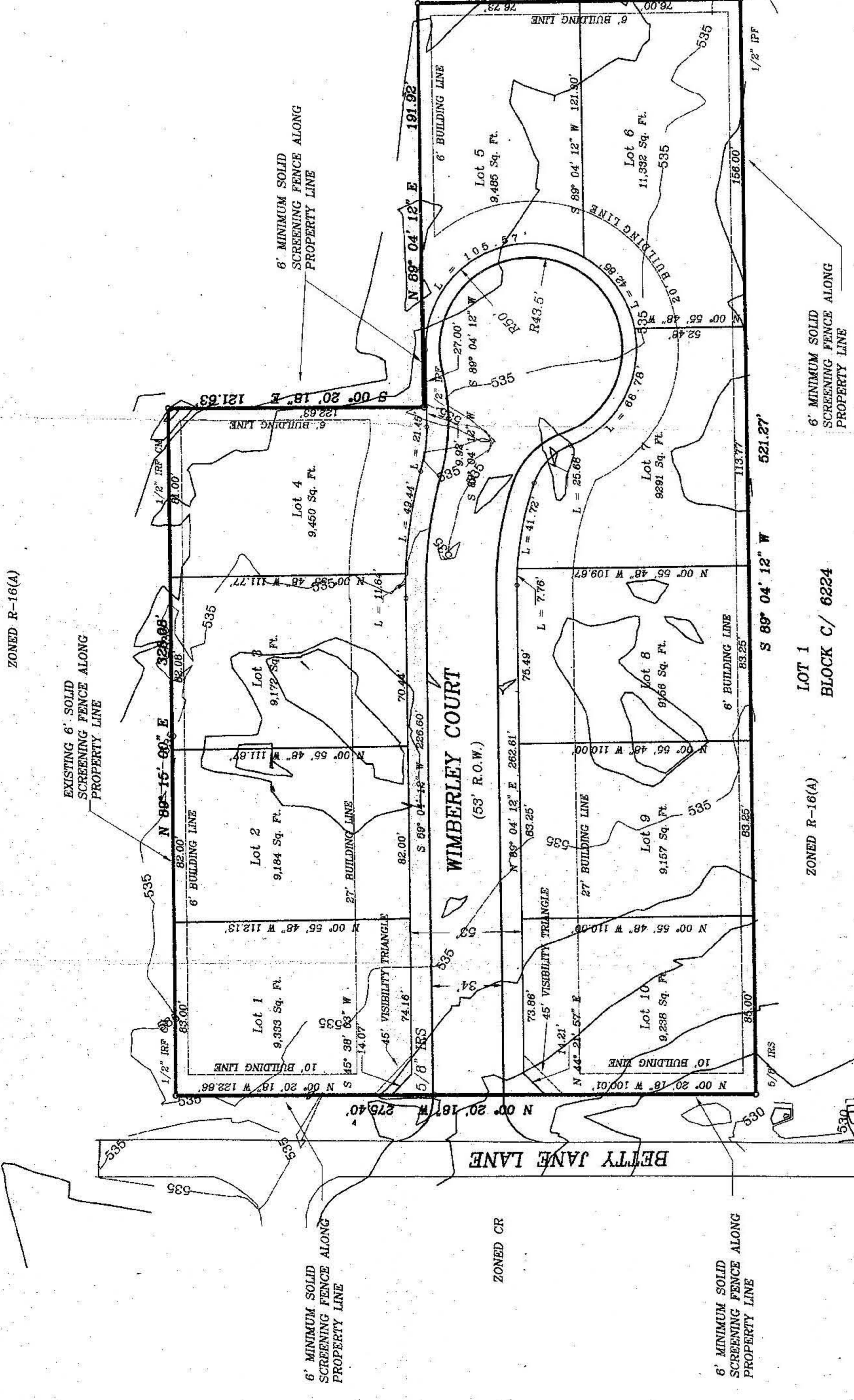
SITE DATA

10 LOTS = 94,796 SQ. FT. / 2.1762 ACRES
STREET R.O.W. = 24,793 SQ. FT. / 0.5692 ACRES
TOTAL AREA = 119,589 SQ. FT. / 2.7454 ACRES
MAXIMUM LOT COVERAGE = 45%
MAXIMUM STRUCTURE HEIGHT = 30 FEET



ZONED R-16(A)

EXISTING 6' SOLID SCREENING FENCE ALONG PROPERTY LINE



6' MINIMUM SOLID SCREENING FENCE ALONG PROPERTY LINE

6' MINIMUM SOLID SCREENING FENCE ALONG PROPERTY LINE

6' MINIMUM SOLID SCREENING FENCE ALONG PROPERTY LINE

LOT 1
 BLOCK C/ 6224

ZONED R-16(A)

002384
 24325
 APPROVED BY
 CITY COUNCIL
 AUG 09 2000
Shirley Day
 City Secretary