

EXHIBIT A

BEING a 1.626 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1052, City of Dallas, Dallas County, Texas and being all of Lots 35 through 44 and part of Lot 45, in Block 12/6842 of Trinity Industrial District, Installment No. 4, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 12, Page 459, Map Records of Dallas County, Texas, same being all of a called 41,400 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201300162410, Official Public Records of Dallas County, Texas, and all of a called 10,350 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201300162409, Official Public Records of Dallas County, Texas, and all of a called 19,080 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201400025452, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the southwest right-of-way line of Riverfront Boulevard (a 130-foot wide right-of-way) and the southeast right-of-way line of Cole Avenue (a 73-foot wide right-of-way) and at the northernmost corner of said Lot 44, Block 12/6842;

THENCE with said southwest right-of-way line of Riverfront Boulevard, South $31^{\circ}41'20''$ East, a distance of 141.50 feet to the east corner of said 19,080 square foot tract;

THENCE with the southeast line of said 19,080 square foot tract, the following courses and distances:

South $58^{\circ}18'40''$ West, a distance of 225.00 feet to a point for corner;
South $31^{\circ}41'20''$ East, a distance of 26.50 feet to a point for corner at the north corner of Lot 6, in said Block 12/6842;

THENCE with the northwest line of said Lot 6, Block 12/6842, South $58^{\circ}18'40''$ West, a distance of 45.00 feet to a point for corner at the west corner of said Lot 6, Block 12/6842;

THENCE continuing with said southeast line of the 19,080 square foot tract, the following courses and distances:

North $31^{\circ}41'20''$ West, a distance of 26.50 feet to a point for corner;
South $58^{\circ}18'40''$ West, a distance of 45.00 feet to a point for corner;
South $31^{\circ}41'20''$ East, a distance of 26.50 feet to a point for corner at the north corner of Lot 8, of said Block 12/6842;

THENCE with the northwest line of said Lot 8, Block 12/6842, South $58^{\circ}18'40''$ West, a distance of 45.00 feet to a point for corner at the west corner of said Lot 8, Block 12/6842;

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THENCE continuing with said southeast line of the 19,080 square foot tract, the following courses and distances:

North 31°41'20" West, a distance of 26.50 feet to a point for corner;
South 58°18'40" West, a distance of 270.00 feet to a point for corner at the south corner of said 19,080 square foot tract;

THENCE with the southwest line of said 19,080 square foot tract, North 31°41'20" West, a distance of 26.50 feet to a point for corner in the northwest line of said Lot 45, Block 12/6842 and at the south corner of Lot 31, of said Block 12/6842;

THENCE with said northwest line of said Lot 45, Block 12/6842, North 58°18'40" East, a distance of 180.00 feet to a point for corner at the south corner of said Lot 35, Block 12/6842;

THENCE with the southwest line of said Lot 35, Block 12/6842, North 31°41'20" West, a distance of 115.00 feet to a point for corner in said southeast right-of-way line of Cole Street at the west corner of said Lot 35, Block 12/6842;

THENCE with said southeast right-of-way line of Cole Street, North 58°18'40" East, a distance of 450.00 feet to the **POINT OF BEGINNING** and containing 1.626 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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**EXHIBIT 621A
LEGAL DESCRIPTIONS**

OVERALL

EXCLUDING Planned Development District (PDD) No. 339 (containing 9,865 square feet or 0.2265 acres, more or less). ADDITIONALLY, north of Irving Boulevard Subdistrict 1 contains the following Subdistricts within the boundaries: 1B, 1C (Tract 1), 1E, 1F, 1G, 1H, 1I, 1J and Subdistrict 2. ADDITIONALLY, south of Irving Boulevard Subdistrict 1A contains the following Subdistrict 1D and Subdistrict 3 within its boundaries; The property descriptions for all Subdistricts in PD 621 being further described within this EXHIBIT 621A.

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Wycliff/Sylvan Avenue with the north line of the meanders of the Old Trinity River Channel;

THENCE in a north easterly and southeasterly direction along the meanders of the Old Trinity River Channel to the point of intersection with the common line between Tract 1 and Tract 5 in City Block 7893;

THENCE in a northeasterly direction, along said common tract line to the centerline of Market Center Boulevard;

THENCE in a southeasterly direction along the centerline of Market Center Boulevard to the point of intersection with the north line of meanders of the Old Trinity River Channel;

THENCE in an easterly direction and following the prolongation of the meanders of the Old Trinity River Channel to the centerline of Interstate Highway 35E;

THENCE in a southerly direction along the centerline of Interstate Highway 35E to the point of intersection with the centerline of Continental Avenue;

THENCE in a westerly direction along the centerline of Continental Avenue to the point of intersection with the centerline of the East Trinity River Levee;

THENCE northwesterly along the centerline of the East Trinity River Levee to the point of intersection of the centerline Wycliff/Sylvan Avenue;

THENCE in a northeasterly direction along the centerline of Wycliff/Sylvan Avenue to the POINT OF BEGINNING and containing a GROSS 23,946,839.911 square feet or 549.7437 acres of land, more or less.

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SUBDISTRICT 1

(per the following only the Subdistricts 1B, 1F, 1G, 1I, 1J and have been removed from the overall Perimeter description of this Subdistrict)

EXCLUDING Planned Development District PDD No. 339; and the following Subdistricts within PDD No. 621: 1C (Tract 1), 1E, 1H; consisting of a total "Save & Except" area within Subdistrict 1 containing a total calculated area of 321,115.504 square feet or 7.3717 acres of land, more or less; ADDITIONALLY Subdistricts 1B, 1F, 1G, 1I, 1J along the perimeter of said Subdistrict 1 being further described within this EXHIBIT:

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Wycliff/Sylvan Avenue with the north line of the meanders of the the Trinity Strand Park (formerly the Old Trinity River Channel) containing Turtle Creek;

THENCE northeasterly, southeasterly and a southwesterly direction, along with said north line of the meanders of said the Trinity Strand Park (formerly the Old Trinity River Channel) containing Turtle Creek to the point of intersection with the common line of ~~Tract 1~~ and Tract 5 in City Block 7893 and Lot 1 in City Block A/7893;

THENCE in a northeasterly direction, along with said common ~~tract~~ line to the centerline of Market Center Boulevard;

THENCE in a southeasterly direction, along the centerline of Market Center Boulevard to the point of intersection with the north line of meanders of the Trinity Strand Park (formerly the Old Trinity River Channel) containing said Turtle Creek;

THENCE in a northeasterly, southeasterly and northeasterly direction, along with the prolongation of the meanders of the Trinity Strand Park (formerly the Old Trinity River Channel) containing said Turtle Creek to the centerline of Interstate Highway 35E;

THENCE southeasterly direction, along with the centerline of Interstate Highway 35E to the point of intersection with the northeasterly projection of a line that is located a distance of 133.43 from the easternmost end of a right-of-way corner clip at the intersection of the south right-of-way line of Stemmons Freeway Interstate Highway No. 35E, (a variable width right-of-way) and the east right-of-way line of Oak Lawn Avenue (a variable width right-of-way);

THENCE in a southwesterly direction leaving the centerline of Interstate Highway 35E a distance of approximately 166.30 feet to the point of intersection with the northeast line of City Block 2/1001;

THENCE South 28° 57' 49" West, a distance of 243.24 feet to a point for corner;

THENCE South 61° 02' 11" East, a distance of 29.50 feet to a point for corner;

THENCE South 28° 57' 49" West, a distance of 67.26 feet to a point for corner;

THENCE South 60° 57' 58" East, a distance of 180.70 feet to a point for corner;

THENCE North 28° 54' 30" East distance of 293.77 feet to a point for corner on the south right-of-way line of Stemmons Freeway (Interstate Highway No. 35E, (a variable width right-of-way).

THENCE continuing in a northeasterly direction, a distance of approximately 164.73 feet to the point of intersection with the centerline of line of Stemmons Freeway - Interstate Highway 35E, (a variable width right-of-way) to a point for corner;

THENCE in a southeasterly direction, a distance of approximately 375.84 feet, along the centerline of Interstate Highway 35E to the point of intersection with the northeasterly projection of the common line between a 0.9541 acs Tract and Tract 4 in City Block 2/1001;

THENCE South 29° 02' 02" West, a distance of 427.99 feet, departing said centerline of Stemmons Freeway, to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost corner of a tract of land described in Special Warranty Deed to 1625 Stemmons, LLC, recorded in Volume 2004179, Page 4392, Official Public Records of Dallas County, Texas at the north line of Lot 20;

THENCE South 60° 57' 58" East, a distance of 267.00 along the north line of said Lot 20, in City Block 44/1001 and continuing approximately 39.64 feet to the point on intersection with the centerline of Edison Street;

THENCE in a southwesterly direction along the centerline of Edison Street to the point of intersection with the centerline of Hi-Line Drive;

THENCE in a southeasterly direction along the centerline of Hi-Line Drive to the point of intersection with the southwesterly projection of the common line between Lot 6A and the remainder of (as platted) Lot 5 in City Block 43/1001;

THENCE in a northeasterly direction along the common line between Lot 6A and the remainder of (as platted) Lot 5 to the point of intersection with the centerline of Interstate Highway 35E;

THENCE in a southeasterly direction along the centerline of Interstate Highway 35E to the northeasterly projection of the centerline of Inspiration Drive;

THENCE in a southwesterly along said centerline of Inspiration Drive a total distance of approximately 1097.21 feet to the northeasterly projection of the southwesterly boundary line of said Tract 30.1, Block 48/1003, Trinity Industrial District, Installment No. 15;

THENCE in a southeasterly direction along said Tract line a distance of approximately 82.63 feet to the beginning of a curve to the left with a radius of 319.44 feet and whose chord bears South 43°12'48" East at 208.22 feet;

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THENCE southeasterly with said curve along an arc length of 212.09 feet to the end of said curve;

THENCE North 85° 35' 03" West a distance of 210.69 feet;

THENCE South 90° 00' 00" West a distance of 45.71 feet to the centerline of Slocum Street;

THENCE along the centerline of Slocum Street and the beginning of a curve to the left with a radius of 1910.08 feet and whose chord bears South 30 degrees 09 minutes 17 seconds East at 48.58 feet;

THENCE southeasterly with said curve along an arc length of 48.58 feet to the end of said curve;

THENCE North 90° 00' 00" East a distance of 45.71 feet;

THENCE South 85° 35' 03" East a distance of 274.25 feet;

THENCE South 31° 23' 52" West a distance of 4.97 feet;

THENCE South 78° 38' 22" East a distance of 159.10 feet;

THENCE South 43° 54' 51" East a distance of 45.08 feet;

THENCE South 54° 08' 42" East a distance of 651.13 feet to the westerly right-of-way line of Interstate Highway 35E;

THENCE northeasterly to the centerline of Interstate Highway 35E;

THENCE southeasterly, a distance of approximately 889.10 feet, with the centerline of Interstate Highway 35E to the point of intersection with the northeasterly projection of the common line between (2) Tracts of land; a 2.6809 acre Tract in Block 401 and a 3.2753 acre Tract in Block 401- 409 & 3/409;

THENCE in a southwesterly direction, along said common line to the point of intersection with the centerline of Slocum Street;

THENCE in a southeasterly direction, along with the centerline of Slocum Street to the point of intersection with the centerline of Wichita Street;

THENCE in a southwesterly direction, along with the centerline of Wichita Street to the point of intersection with the northwesterly projection of the common line between (2) tracts in City Block 1/409: east Tract being 48,657 feet (fronts Dragon Street) and 0.6194 acres (fronts N. Riverfront);

THENCE in a southeasterly direction along said common Tract line to the point of intersection with the centerline of Continental Avenue;

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THENCE in a westerly direction along the centerline of said Continental Avenue to the point of intersection with N. Riverfront Boulevard;

THENCE in a northwesterly direction along with the centerline of N. Riverfront Boulevard at to the point of intersection with Market Center Boulevard at which point N. Riverfront becomes Irving Boulevard;

THENCE continuing in a northwesterly direction along the centerline of said Irving Boulevard to the point of intersection with the centerline of said Wycliff/Sylvan Avenue;

THENCE in a northeasterly direction along the centerline of said Wycliff/Sylvan Avenue back to the POINT OF BEGINNING and containing approximately 13,089,039.994 square feet or 300.4830 acres of land, more or less.

SUBDISTRICT 1A

(reduced to create a new Subdistrict 3 under Z201-332)

(counterclockwise description with Subdistrict 1D removed from perimeter per ORD 26975)

BEING a tract of land in the City of Dallas, Dallas County, Texas and further described as follows:

BEGINNING at the point of intersection of the centerline of Continental Avenue with the East Trinity River Levee;

THENCE Northeasterly along the centerline of Continental Avenue to the point of intersection with the centerline of N Riverfront Boulevard;

THENCE Northerly along the centerline of N Riverfront Boulevard to the point of intersection with the intersection of Payne Street;

THENCE South 58 degrees 18 minutes 40 seconds West along centerline of Payne Street, a distance of 290.0 feet to a point for corner;

THENCE North 31 degrees 41 minutes 20 seconds West, passing the South corner of Lot 5, Block 8/6834 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 3, as recorded in Volume 11 Page 223, Map Records of Dallas County, Texas at 37.5 feet, a total distance of 137.50 feet to the West corner of said Lot 5;

THENCE North 58 degrees 18 minutes 40 seconds East, a distance of 290.0 feet to the centerline of Industrial Boulevard/N Riverfront Boulevard;

THENCE Northerly continuing along the centerline of N Riverfront Boulevard approximately 1260 feet to a point for corner;

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THENCE South 58°18'40" West to the intersection of the west line of N Riverfront Boulevard and the most easterly corner of a called 19,080 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201400025452, Official Public Records of Dallas County, Texas

THENCE with the southeast line of said 19,080 square foot tract, the following courses and distances:

South 58°18'40" West, a distance of 225.00 feet to a point for corner;
South 31°41'20" East, a distance of 26.50 feet to a point for corner at the north corner of Lot 6, Block 12/6842, Trinity Industrial District, Installment No. 4, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 12, Page 459, Map Records of Dallas County, Texas;

THENCE with the northwest line of said Lot 6, Block 12/6842, South 58°18'40" West, a distance of 45.00 feet to a point for corner at the west corner of said Lot 6, Block 12/6842;

THENCE continuing with said southeast line of the 19,080 square foot tract, the following courses and distances:

North 31°41'20" West, a distance of 26.50 feet to a point for corner;
South 58°18'40" West, a distance of 45.00 feet to a point for corner;
South 31°41'20" East, a distance of 26.50 feet to a point for corner at the north corner of Lot 8, Block 12/6842, of said Trinity Industrial District, Installment No. 4;

THENCE with the northwest line of said Lot 8, Block 12/6842, South 58°18'40" West, a distance of 45.00 feet to a point for corner at the west corner of said Lot 8, Block 12/6842;

THENCE continuing with said southeast line of the 19,080 square foot tract, the following courses and distances:

North 31°41'20" West, a distance of 26.50 feet to a point for corner;
South 58°18'40" West, a distance of 270.00 feet to a point for corner at the south corner of said 19,080 square foot tract;

THENCE with the southwest line of said 19,080 square foot tract, North 31°41'20" West, a distance of 26.50 feet to a point for corner in the northwest line of said Lot 45, Block 12/6842 and at the south corner of Lot 31, of said Block 12/6842;

THENCE with said northwest line of said Lot 45, Block 12/6842, North 58°18'40" East, a distance of 180.00 feet to a point for corner at the south corner of said Lot 35, Block 12/6842;

THENCE with the southwest line of said Lot 35, Block 12/6842, North 31°41'20" West, passing at a distance of 115.0 feet the west corner of said Lot 35 and continuing for a total distance of 152.5 feet to a point for corner in the centerline of Cole Street;

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THENCE with the centerline of Cole Street, North 58°18'40" East to a point of intersection with the centerline of N Riverfront Boulevard;

THENCE Northerly continuing along the centerline of N Riverfront Boulevard to the point of intersection with the centerline of Irving Boulevard;

THENCE Northwesterly along the centerline of Irving Boulevard to the point of intersection with the centerline of Wycliff/Sylvan Avenue;

THENCE Southerly along the centerline of Wycliff/Sylvan Avenue to its intersection with the centerline of the East Trinity River Levee;

THENCE Southeasterly along the centerline of the East Trinity River Levee, to the POINT OF BEGINNING, and containing ~~8,468,175.09~~ 8,364,218.11 square feet or ~~194.40~~ 192.016 acres of land, more or less.

SUBDISTRICT 1B

(Rezoned a portion of Subdistrict 1 to new Subdistrict 1B per ORD 27280)

Description of a 2.58 acre (112,326 square foot) tract of land located in the James A. Sylvester Survey, Abstract Number 1483, City of Dallas, Dallas County, Texas, and being all of a called 1.493 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235288 of the Deed Records of Dallas County, Texas, said called 1.493 acre tract being a portion of Lot 5 and all of Lots 6 through 12, City Block 43/1001 of "Fifteenth Installment of the Trinity Industrial District" an addition to the City of Dallas as evidenced by the plat recorded in Volume 24, Page 225 of the Map Records of Dallas County, Texas, all of a called 0.3747 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235287 of said Deed Records, said called 0.3747 acre tract of land being the remainder of Lot 13, City Block 43/1001 of said "Fifteenth Installment of the Trinity Industrial District," all of a called 0.3637 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235289 of said Deed Records and being a portion of City Block 1/1003 and all of a called 0.3450 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235292 of said Deed Records and being a portion of City Block 1/1003, said 2.5787 acre tract being described more particularly by metes and bounds as follows;

BEGINNING at 3/8-inch iron rod found (Controlling Monument) (CM) at the west corners of said called 1.493 acre tract and said Lot 12, being the intersection of the northeasterly right of way line of Hi Line Drive (a 160-foot wide right of way) as dedicated by said plat of "Fifteenth Installment of the Trinity Industrial District" and southeast right of way line of Edison Street (an 80-foot wide right of way) as dedicated by said plat of "Fifteenth Installment of the Trinity Industrial District";

THENCE, North 29° 54' 51" East, along the common northwest lines of said called 1.493 acre tract and said Lot 12 and southeast right of way line of said Edison Street, passing at a distance of 200.01 feet a "PK" nail found for the common north corners of said called 1.493 acre tract and said Lot 12 and West corners of said called 0.3747 acre tract and said remainder of Lot 13, continuing along the common northwest lined of said called 0.3747 acre tract and said remainder of Lot 13 and southeast right of way line of said Edison Street, passing at a distance of 253.01 feet the common north corners of said called 0.3747 acre tract and said remainder of Lot 13 and west corner of said called 0.3637 acre tract , from said corner a 1/2-inch iron rod with plastic cap stamped "DC&A" bears North 29° 54' 51" East, a distance of 0.30 feet, continuing along the common northwest line of said called 0.3637 acre tract and southeast right of way line of said Edison Street, passing at a distance of 316.87 feet the common north corner of said called 0.3637 acre tract and west corner of said called. 0.3450 acre tract, continuing along the common northwest line of said called 0.3450 acre tract and southeast right of way line of said Edison Street, for a total distance of 428.81 feet to the common northwest corner of said called 0.3450 acre tract and southwest corner of a called 791 square foot tract of land conveyed to the State of Texas for right of way for Interstate Highway Number 35 (IH 35) as evidenced by the deed recorded in Volume 2001090, Page 06047 of said Deed records;

THENCE, North 86° 40' 58" East, departing said common line and along the common north line of said called 0.3450 acre tract, south line of said called 791 square foot tract and southwesterly right of way line of said IH 35 and, a distance of 25.07 feet to a 1/2-inch iron rod which cap stamped "HALFF" found for an angle point;

THENCE, South 39° 40' 39" East, departing said common line and along the common and north line of said called 0.3450 acre tract, southwest line of said called 791 square foot tract and southwesterly right of way line of said IH 35, a distance of 35.99 feet to 1/2-inch iron rod with cap stamped "HALFF" found for an angle point of said called 0.3450 acre tract, common to the most southerly southeast corner of said called 791 square foot tract, and being in the southwest line of a called 0.9424 acre tract of land conveyed to the State of Texas for right of way for IH 35 as evidenced by the deed recorded in Volume 2001090, Page 06047 of said Deed Records;

THENCE, South 23° 13' 05" East, departing said common line and along the common northeast line of said called 0.3450 acre tract and southwest right of way line of said IH 35, passing at a distance of 188.45 feet the common southeast corner of said called 0.3450 acre tract and northeast corner of said called 0.3637 acre tract, continuing along the common northeast line of said called 0.3637 acre tract and said southwest right of way line of IH 35, for a total distance of 294.92 feet to a 1/2-inch rod found for the common southeast corner of said called 0.3637 acre tract and northeast corners of said called 0.3747 acre tract and said remainder of lot 13;

THENCE, South 05° 31' 05" East, departing said common line and along the common east lines of said called 0.3747 acre tract and said remainder of Lot 13 and southwest right of way line of said IH 35, a distance of 65.12 feet to a 1/2-inch rod with cap stamped "HALFF" found for the common southeast corners of said called 0.3747 acre tract and said remainder of Lot 13 and most easterly northeast corner of a called 0.439 acre tract of land conveyed to Studio 1330, Ltd. as evidenced by the deed recorded in Instrument No. 20070458271 of said Deed Records;

THENCE, North 60° 04' 55" West, departing said common line and along the common southwest lines of said called 0.3747 acre tract and said remainder of Lot 13 and most northerly northeast line of said called 0.4939 acre tract, a distance of 3.21 feet to an "X" cut in concrete found for the common east corner of said called 1.493 acre tract and north corner of said called 0.439 acre tract;

THENCE, South 29° 54' 31" West, departing said common line and along the common southeast line of said called 1.493 acre tract and northwest line of said called 0.439 acre tract, a distance of 199.89 feet to a 3/4-inch iron rod found (CM) for the common south corner of said called 1.493 acre tract and west corner of said called 0.439 acre tract, being in the northeast right of way line of said Hi Line Drive;

THENCE, North 60° 06' 10" West, departing said common line and along the common southwest lines of said called 1.493 are tract and said Lots 5 through 12 and northeast right of way line of said Hi Line Drive, a distance of 325.21 feet to the POINT OF BEGINNING and containing a calculated area of 2.58 acres (112,326 square feet) within the metes and bounds recited herein.

SUBDISTRICT 1C

TRACT 1

(Rezoned a portion of Subdistrict 1 to new Subdistrict 1C – Tract 1 per ORD 28231)

BEING a part of Lot 1, Block 31/7891 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 11, an addition to the City of Dallas, Texas, recorded in Volume 17, Page 1 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to 2024 Farrington, Inc., recorded in Volume 89075, Page 2609 of the Deed Records of Dallas County, Texas and said tract being more particularly described as follows:

BEGINNING at the present intersection of the north R.O.W. line of Farrington Street (an 80' R.O.W.) with the west R.O.W. line of Pace Street (an 80' R.O.W.);

THENCE North 79° 36' 00" West, 59.60' along the north line of Farrington Street to the southeast corner of that same tract of land described in deed to RFVW, LLC, recorded in Instrument No. 201000030710 of the Deed Records of Dallas County, Texas;

THENCE North 10° 24' 00" East, 150.00' along the east line of said RFVW, LLC, property to a point for corner in the south line of Lot 3 of the aforementioned Trinity Industrial District, Installment No. 11 addition;

THENCE South 79° 36' 00" East, 59.60' along the south line of said Lot 3 to a point for corner in the west line of Pace Street;

THENCE South 10° 24' 00" West, 150.00' along the west line of Pace Street to the POINT OF BEGINNING and containing 8,940.00 square feet or 0.21 acres of land.

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SUBDISTRICT 1D*(Being an area removed from Subdistrict 1A- south of Irving Blvd per ORD 28819)*

Being all of Lots 1, 2, 3, 4 and 5 in Block 8/6838 of INSTALLMENT No. 3 of TRINITY INDUSTRIAL DISTRICT, an addition to the City of Dallas, Dallas County, Texas and CONTAINING 22,500.0 square feet or 0.52 acres of land, more or less.

SUBDISTRICT 1E*(Rezoned a portion of Subdistrict 1 to new Subdistrict 1F per ORD 30040)*

BEING a tract of land situated in the James Sylvester Survey, Abstract No. 1383, City of Dallas Block 36/7888, City of Dallas, Dallas County, Texas and being all of Lot 5, and part of Lot 7, Block 36/7888, Trinity Industrial District, Installment No. Thirteen, an addition to the City of Dallas, Texas according to the plat recorded in Volume 23, Page 165, Map Records of Dallas County, Texas, same being part of a tract of land described in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283799, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the southwest right-of-way line of Hi-Line Drive (a 160-foot wide right-of-way) and the northwest right-of-way line of Turtle Creek Boulevard (a 130-foot wide right-of-way);

THENCE with said northwest right-of-way line, South 57° 23' 52" West, a distance of 247.66 feet to a point for corner at the at the easternmost corner of a tract of land described in Special Warranty Deed to Bayswater 1405 LLC, recorded in Instrument No. 201200371128, Official Public Records of Dallas County, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Bayswater 1405 LLC tract, North 32° 41' 08" West, a distance of 200.45 feet to a point in the southeast line of said Lot 7, Block 36/7888 at the northernmost corner of said Bayswater 1405 LLC tract;

THENCE with said southeast line, the following courses and distances to wit:

South 57° 23' 52" West, a distance of 5.87 feet to the beginning of a tangent curve to the left having a central angle of 18° 36' 45", a radius of 279.44 feet, a chord bearing and distance of South 48° 05' 30" West, 90.38 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 90.78 feet to a point in the northeast line of a tract of land described in Special Warranty Deed with Vendor's Lien to Red Oak Trust, recorded in Instrument No. 201100016593, Official Public Records of Dallas County, Texas;

THENCE departing said southeast line and with said northeast line, North 32° 36' 08" West, a distance of 30.45 feet to a point in the northwest line of said Lot 7, Block 36/7888, at the beginning of a non-tangent curve to the right having a central angle of 16° 46' 52", a radius of 309.44 feet, a chord bearing and distance of North 48° 49' 06" East, 90.31 feet;

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THENCE with said northwest line, the following courses and distances to wit:

In a northeasterly direction, with said curve to the right, an arc distance of 90.63 feet to a point for corner;

North 57° 12' 32" East, a distance of 129.52 feet to a point in said southwest right-of-way line at the easternmost corner of said Lot 6, Block 36/7888;

THENCE with said southwest right-of-way line, South 60° 57' 08" East, at a distance of 261.55 feet to the POINT OF BEGINNING and containing 45,738 square feet or 1.05 acres of land, more or less.

SUBDISTRICT 1F

(Rezoned a portion of Subdistrict 1 to new Subdistrict 1F per ORD 30041)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and the James Sylvester Survey, Abstract No. 1383, City of Dallas Block 2/1001, City of Dallas, Dallas County, Texas and being all of a 0.7680 acre tract of land described in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283801, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found at the intersection of the west right-of-way line of Edison Street (an 80-foot wide right-of-way) and the south right-of-way line of Stemmons Freeway (Interstate Highway 35E, a variable width right-of-way);

THENCE with said west right-of-way line, South 29° 02' 02" West, a distance of 212.54 feet to a "X" cut in concrete set at the northeast corner of Lot 20, Block 44/1001, Trinity Industrial District, Installment No. Fifteen, an addition to the City of Dallas, Texas according to the plat recorded in Volume 24, Page 225, Map Records of Dallas County, Texas;

THENCE departing said west right-of-way line, and with the north line of said Lot 20, Block 44/1001, North 60° 57' 58" West, a distance of 267.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost corner of a tract of land described in Special Warranty Deed to 1625 Stemmons, LLC, recorded in Volume 2004179, Page 4392, Official Public Records of Dallas County, Texas;

THENCE departing said north line and with the east line of said 1625 Stemmons, LLC tract, North 29° 02' 02" East, a distance of 279.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said south right-of-way line of Stemmons Freeway at the easternmost corner of said 1625 Stemmons, LLC tract and at the beginning of a non-tangent curve to the right having a central angle of 12° 19' 17", a radius of 1282.39 feet, a chord bearing and distance of South 46° 54' 15" East, 275.25 feet; from which a 1/2" iron rod found bears North 29° 05' East, a distance of 0.3 feet;

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THENCE with said south right-of-way line, in a southeasterly direction with said curve to the right, an arc distance of 275.78 feet to the POINT OF BEGINNING and containing 67,082.40 square feet or 1.54 acres of land, more or less.

SUBDISTRICT 1G

(Rezoned a portion of Subdistrict 1 to new Subdistrict 1G per ORD 30042)

BEING a tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, City of Dallas Block 2/1001, City of Dallas, Dallas County, Texas and being part of the tracts of land described as "1700 Oak Lawn, Parcel A", and "1650 Oak Lawn, Parcel A" in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283796, Official Public Records of Dallas County, Texas and part of the tracts of land described as "1700 Stemmons, Parcel A", "1700 Stemmons, Parcel B", and "1645 Stemmons, Tract 1" in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283800, Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the easternmost end of a right-of-way corner clip at the intersection of the south right-of-way line of Stemmons Freeway (Interstate Highway No. 35E, a variable width right-of-way) and the east right-of-way line of Oak Lawn Avenue (a variable width right-of-way);

THENCE with said south right-of-way line, South 56° 25' 07" East, a distance of 133.43 feet to the POINT OF BEGINNING;

THENCE with said south right-of-way line, South 56° 25' 07" East, at a distance of 68.68 feet, passing a 1/2" iron rod with plastic cap stamped "Moak" found at the northwest corner of said "1700 Stemmons, Parcel B" tract, at a distance of 195.26 feet, passing a 1/2" iron rod found at the northeast corner of said "1700 Stemmons, Parcel B" tract, continuing in all a total distance of 210.60 feet to a point for corner, from which an angle point in said south right-of-way line, bears South 56° 25' 07" East, a distance of 61.76 feet;

THENCE departing said south right-of-way line, South 28° 54' 30" West, at a distance of 139.17 feet, passing a PK nail found at the northeast corner of said "1650 Oak Lawn, Parcel A", continuing with the southeast line of said 1650 Oak Lawn, Parcel A, in all a total distance of 293.77 feet to a 1/2" iron rod found in the northeast line of Lot 20, Trinity Industrial District, Fifteenth Installment, an addition to the City of Dallas, Texas according to the plat recorded in Volume 24, Page 225, Map Records of Dallas County, Texas at the southeast corner of said "1650 Oak Lawn, Parcel A";

THENCE with said northeast line, North 60° 57' 58" West, at a distance of 180.70 feet to a 1/2" iron rod found at the westernmost corner of said "1650 Oak Lawn, Parcel A";

THENCE departing said northeast line, the following courses and distances to wit:

- North 28° 57' 49" East, a distance of 67.26 feet to a point for corner;
- North 61° 02' 11" West, a distance of 29.50 feet to a point for corner;

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North 28° 57' 49" East, a distance of 243.24 feet to the POINT OF BEGINNING and containing 61,419.60 square feet or 1.41 acres of land.

SUBDISTRICT 1H

(Rezoned a portion of Subdistrict 1 to new Subdistrict 1H per ORD 30169)

BEING a tract of land situated in the C.G. Cole Survey, Abstract No. 270 and the James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas and being part of Lot 5, Block 37, of Trinity Industrial District Installment No. 13, according the plat thereof recorded in Volume 23, Page 165, Map Records, Dallas County, Texas, and being part of Tract 1 as described in Deed to Feizy Properties, Inc., recorded in Volume 2001162, Page 5387, Deed Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found in the northeast right-of-way line of Hi-Line Drive (a 160-foot right-of-way) and being the southeast corner of said Lot 5, Block 37/7888, and the southwest corner of Lot 1B, Block 37/7888 of Block 1500 Addition, an addition to the City of Dallas, Texas; according to the plat thereof recorded in Instrument No. 20080132147, Official Public Records, Dallas County, Texas, from which an "X" cut in concrete found bears South 52° 25' 53" West, 0.34 feet;

THENCE with said northeast right-of-way line, North 60° 59' 47" West, a distance of 465.91 feet to a 5/8" iron rod with plastic cap stamped "BW2" found for the southeast corner of a tract of land described in Special Warranty Deed to The City of Dallas, recorded in Instrument No. 201100174952, Official Public Records, Dallas County, Texas and being the beginning of a non-tangent curve to the right having a central angle of 9° 49' 34", a radius of 560.00 feet, a chord bearing and distance of North 30° 36' 28" East, 95.92 feet;

THENCE departing said northeast right-of-way line and with the east line of said City of Dallas tract and in a northeasterly direction, with said curve to the right, an arc distance of 96.04 feet to a 5/8" iron rod with plastic cap stamped "BW2" found for corner in the south line of the Old Trinity River Channel, from which a 5/8" iron rod with plastic cap stamped "Bury" bears South 60° 12' 47" West, a distance of 0.11 feet;

THENCE with said south line the following courses and distances, to wit:

North 44° 00' 45" East, a distance of 78.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set, from which a 6" metal post filled with concrete bears North 16° 43' 57" West a distance of 2.10 feet, and a 5/8-inch iron rod with plastic cap stamped "Bury" bears South 88° 45' 56" West 0.91 Feet;

North 87° 50' 51" East, a distance of 227.18 feet (Deed: 227.18 feet, Plat: 226.91 feet) to a concrete monument found, from which a 5/8" iron rod with plastic cap stamped "Bury" bears North 85° 24' 02" West 0.81 Feet;

South 74° 06' 49" East, a distance of 322.03 feet (Plat and Deed: 322.48 feet) to a concrete monument found, from which a 6" metal post filled with concrete bears North

41° 31' 33" West a distance of 0.77 feet, and a 5/8" iron rod with plastic cap stamped "Bury" bears South 69° 55' 27" West, a distance of 0.74 feet;

North 78° 36' 37" East, a distance of 84.31 feet (Deed: 84.31 feet) to a 3/8" iron rod found at the northeast corner of said Feizy tract from which a 5/8" iron rod with plastic cap stamped "Bury" bears North 79°57'46" West 0.88 Feet;

THENCE departing said south line, and with the east line of said Feizy tract, South 11° 38' 40" East, a distance of 89.44 feet (Deed: 84.44 feet) to a ½-inch iron rod found in the west line of said Lot 1B, Block 37/7888;

THENCE with the west line of said Lot 1B, Block 37/7888, South 57° 15' 03" West, a distance of 396.54 feet (Deed: 396.54 feet) to the POINT OF BEGINNING and containing 164,665 square feet or 3.780 acres of land.

SUBDISTRICT 11

(Rezoned a portion of Subdistrict 1 and all of Subdistrict 1C (Tract 2) to new Subdistrict 11 per ORD 30347)

BEING a tract of land out of the John Grigsby Survey, Abstract No. 495; the City of Dallas Survey, Abstract No. 1774; the Industrial Properties Corporation Survey, Abstract No. 1773; and the C. G. Cole Survey, Abstract No. 271 and situated in the City of Dallas, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2016, said tract being Lot 1, Block 1274 and Lot 2, Block 1275, Inspiration Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 67047, Page 210 of the Map Records of Dallas County, Texas (the same tract described as "Tract One" in the deed to Radical 1530 Inspiration, LP recorded as Instrument No. 201600147467 of the Official Public Records of Dallas County Texas); and including a portion of Blocks 1226 and 2/402 of the Trinity Industrial District, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 13, Page 119 of said records (the same tract described as "Tract Two" in the deed to Radical 1530 Inspiration, LP recorded as Instrument No. 201600147467 of the Official Public Records of Dallas County Texas); and including Lot 2, Block 1274, Stemmons Showroom, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 84187, Page 4534 of said records (the same tract described in the deed to Radical 1323 Stemmons, LP recorded as Instrument No. 201600139434 of the Official Public Records of Dallas County Texas); and also including the same tract of land described in the deed to Radical 1300 Inspiration, LP recorded as Instrument No. 201600148937 of the Official Public Records of said County and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most northerly northeast corner of said Lot 1 (67047/210), said rod being the easterly end of a corner clip for the southeasterly right-of-way line of Inspiration Drive and the westerly right-of-way line of Stemmons Freeway (I.H. 35E);

THENCE South 24 degrees 18 minutes 24 seconds East with the easterly boundary line of said Lot 1 (67047/210) and with said westerly right-of-way line a distance of 18.85 feet to a 1/2 inch

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capped steel rod found for the beginning of a curve to the right with a radius of 1456.27 feet and whose chord bears South 20 degrees 37 minutes 17 seconds East at 227.35 feet;

THENCE southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve along an arc length of 227.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

THENCE South 16 degrees 08 minutes 39 seconds East continuing with said easterly boundary line and said westerly right-of-way line a distance of 377.18 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 1894.86 feet and whose chord bears South 12 degrees 19 minutes 03 seconds East a distance of 252.53 feet;

THENCE southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve, passing at an arc length of 217.88 feet a 1/2 inch steel rod found for the most easterly corner of said Lot 1 (67047/210) and continuing with said curve along a total arc length of 252.72 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

THENCE South 08 degrees 18 minutes 50 seconds East continuing with said right-of-way line a distance of 275.39 feet to a TxDOT monument found for the beginning of a curve to the left with a radius of 1924.86 feet and whose chord bears South 10 degrees 36 minutes 15 seconds East at 147.26 feet;

THENCE southerly continuing with said easterly boundary line and said right-of-way line and with said curve, passing at an arc length of 2.07 feet a 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Lot 2 (84187/4534) and continuing with said right-of-way line and said curve along a total arc length of 147.29 feet to the most southerly corner of said Radical tract;

THENCE northwesterly with the southwesterly boundary line of said Radical tract the following calls:

North 54 degrees 08 minutes 42 seconds West a distance of 651.13 feet;

North 43 degrees 54 minutes 51 seconds West a distance of 45.08 feet;

North 78 degrees 38 minutes 22 seconds West a distance of 159.10 feet;

North 31 degrees 23 minutes 52 seconds East a distance of 4.97 feet;

North 85 degrees 35 minutes 03 seconds West a distance of 274.25 feet to the northeasterly right-of-way line of Slocum Street and the beginning of a curve to the right with a radius of 1910.08 feet and whose chord bears North 30 degrees 09 minutes 17 seconds West at 48.58 feet;

Northwesterly with said northeasterly right-of-way line and said curve along an arc length of 48.58 feet to the end of said curve;

South 85 degrees 35 minutes 03 seconds East a distance of 210.69 feet to the beginning of a curve to the right with a radius of 319.44 feet and whose chord bears North 43 degrees 12 minutes 48 seconds West at 208.22 feet;

Northwesterly with said curve along an arc length of 212.09 feet to the end of said curve;

North 24 degrees 11 minutes 39 seconds West a distance of 34.10 feet to said southeasterly right-of-way line of Inspiration Drive and the most westerly corner of said Radical tract;

THENCE North 65 degrees 42 minutes 04 seconds East with said southeasterly right-of-way line a distance of 39.82 feet to a 5/8 inch steel rod found;

THENCE North 65 degrees 20 minutes 10 seconds East continuing with said right-of-way line a distance of 6.15 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

THENCE North 45 degrees 49 minutes 54 seconds East with said southeasterly right-of-way line a distance of 806.94 feet to a 1/2 inch capped steel rod found for the westerly end of said corner clip;

THENCE South 79 degrees 29 minutes 42 seconds East with said corner clip a distance of 22.91 feet to the POINT OF BEGINNING and containing 199,879.12 square feet or 12.796 acres of land, more or less.

SUBDISTRICT 1J

(rezoned portion of Subdistrict 1 and all of PD 422 to new Subdistrict 1J per ORD 31235)

BEING a 3.278 acre tract of land situated in the Garrett Fox Survey, Abstract No. 1679, Dallas County, Texas and lying in City of Dallas Block 401, City of Dallas, Dallas County, Texas and being all of a called 3.276 acre tract of land described in a Special Warranty Deed to County of Dallas, State of Texas recorded in Volume 85001, Page 2592 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found iron rod in the east line of Slocum Street (an 80 feet wide right of way), said corner being at the northwest corner of said 3.278 acre tract (Texas State Plane Coordinates: N=6973263.285, E=2486596.697);

THENCE NORTH 58°28'09" EAST, a distance of 348.91 feet traversing the north line of said 3.276 acre tract to a found iron rod for corner, said corner being in the west line of Stemmons Freeway (Interstate Highway 35-E) (a variable width right of way), also being at the beginning of a non-tangent curve to the right having a radius of 1894.86 feet and a chord bearing of SOUTH 08°30'52" EAST;

THENCE traversing the west line of said Stemmons Freeway (Interstate Highway 35-E) (a variable width right of way) and along with said non-tangent curve to the right, through a central

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angle of 17°43'27" for an arc length of 586.16 feet to a found 3" aluminum disk in concrete for corner;

THENCE continuing with the west line of said Stemmons Freeway (Interstate Highway 35-E) (a variable width right of way) SOUTH 00°04'31" WEST a distance of 115.01 feet to a found x-cut in concrete for corner;

THENCE SOUTH 55°20'49" WEST, a distance of 58.69 feet to a found x-cut in concrete for corner, said corner being in the east line of said Slocum Street (an 80 feet wide right of way);

THENCE traversing the east line of said Slocum Street (an 80 feet wide right of way), NORTH 31°41'20" WEST a distance of 638.50 feet to the POINT or BEGINNING, CONTAINING 142,794 square feet or 3.278 acres of land more or less.

SUBDISTRICT 2

(Subdistrict established per ORD 25013)

BEING three tracts of land situated in the Garrett Fox Survey, Abstract No. 1679, Dallas County, Texas, and further described as follows:

Being a 5.13 acre tract of land located in City of Dallas Block 2/409, and being part of Block 2 of the Trinity Industrial District, Installment No. 1, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 10, Page 93, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being that tract of land described in deed to GLI Acquisition Company as recorded in Volume 89001, Page 7233, D.R.D.C.T., and

Being a 29,072 square foot tract of land adjacent to official City of Dallas block number 1/409, Block 1 of the Trinity Industrial District, Installment No. 1, an addition of the City of Dallas, Dallas County, Texas recorded in Volume 10, Page 93 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being adjacent to official City of Dallas block number 2/409, Block 2 of said Trinity Industrial District, Installment No. 1, and also being part of Dragon Street in said City of Dallas, and Being a 1.117 acre tract of land being part of City of Dallas Block 1/409, and being part of Block 1 of the Trinity Industrial District, Installment No. 1, as recorded in Volume 10, Page 93, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land as described in Deed to Industrial Properties Corporation recorded in Volume 2973, Page 353, and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Dragon Street (80' R.O.W.), and the North line of Continental Avenue (presently a 118' wide right-of-way, formerly Lamar-McKinney Street), said point being the southwesterly corner of said Block 2, Trinity Industrial District;

THENCE South 87° 26' 39" West, departing said East line and with said North line, a distance of 101.59 feet to a point, said point being the most southeasterly corner of a 44 square feet right-

of-way easement described in deed to the City of Dallas as recorded in Volume 4825, Page 487, D.R.D.C.T.;

THENCE South 87° 26' 10" West along said north right-of-way line a distance of 178.88 feet to PK nail set in asphalt pavement for corner;

THENCE North 31° 41' 20" West departing said North line a distance of 249.19 feet to a PK nail set in asphalt corner, said corner being on the south right-of-way line of Wichita Street;

THENCE North 58° 18' 40" East along said south right-of-way line a distance of 165.00 feet to a point;

THENCE North 58° 18' 40" East, with said south line, a distance of 80.00 feet to a point, said point being in the northwest corner of that 5.13 acre tract of land described in deed to GLI Acquisition Company as recorded in Volume 89001, Page 7233, D.R.D.C.T., said point being at the present intersection of said south right-of-way line of Wichita Street with the east right-of-way line of said Dragon Street;

THENCE North 58° 18' 40" East departing said easterly line and along said southerly line, a distance of 453.00 feet to a 1/2-inch iron rod with a plastic cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap") set at the intersection of said southerly line with the westerly line of Slocum Street (80' R.O.W., formerly Elder Street), said point being the northeasterly corner of said Block 2;

THENCE South 31° 41' 20" East, departing said southerly line along said westerly line, a distance of 399.65 feet to a 1/2-inch iron rod with cap set at the most northerly corner of that tract of land described in deed to the City of Dallas for right-of-way for U.S. Highway No. 77 (Interstate Highway 35E, a variable width right-of-way) as recorded in Volume 70166, Page 1645, D.R.D.C.T., said point being the point of curvature of a circular curve to the right having a radius of 200.00 feet;

THENCE departing said westerly line and along the westerly right-of-way line of said Interstate Highway 35E, and along said curve to the right, through a central angle of 31° 54' 00" an arc distance of 111.35 feet to a 1/2-inch iron rod with cap set for the end of said curve;

THENCE South 00° 12' 40" West, continuing along said westerly line, a distance of 81.63 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 39° 37' 12" West, departing said westerly line, a distance of 15.45 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 79° 01' 44" West, a distance of 56.63 feet to an "X" cut set for corner, said point being in the aforementioned North line of Continental Avenue;

THENCE South 87° 26' 10" West, along said North line, a distance of 357.22 feet to the POINT OF BEGINNING and containing 301,401 square feet or 6.92 acres of land, more or less.

SUBDISTRICT 3

(Subdistrict 1A(-) to create a new Subdistrict 3 under Z201-332)

BEING a 1.626 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1052, City of Dallas, Dallas County, Texas and being all of Lots 35 through 44 and part of Lot 45, in Block 12/6842 of Trinity Industrial District, Installment No. 4, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 12, Page 459, Map Records of Dallas County, Texas, same being all of a called 41,400 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201300162410, Official Public Records of Dallas County, Texas, and all of a called 10,350 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201300162409, Official Public Records of Dallas County, Texas, and all of a called 19,080 square foot tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201400025452, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the southwest right-of-way line of Riverfront Boulevard (a 130-foot wide right-of-way) and the southeast right-of-way line of Cole Avenue (a 73-foot wide right-of-way) and at the northernmost corner of said Lot 44, Block 12/6842;

THENCE with said southwest right-of-way line of Riverfront Boulevard, South 31°41'20" East, a distance of 141.50 feet to the east corner of said 19,080 square foot tract;

THENCE with the southeast line of said 19,080 square foot tract, the following courses and distances:

South 58°18'40" West, a distance of 225.00 feet to a point for corner;

South 31°41'20" East, a distance of 26.50 feet to a point for corner at the north corner of Lot 6, in said Block 12/6842;

THENCE with the northwest line of said Lot 6, Block 12/6842, South 58°18'40" West, a distance of 45.00 feet to a point for corner at the west corner of said Lot 6, Block 12/6842;

THENCE continuing with said southeast line of the 19,080 square foot tract, the following courses and distances:

North 31°41'20" West, a distance of 26.50 feet to a point for corner;

South 58°18'40" West, a distance of 45.00 feet to a point for corner;

South 31°41'20" East, a distance of 26.50 feet to a point for corner at the north corner of Lot 8, of said Block 12/6842;

THENCE with the northwest line of said Lot 8, Block 12/6842, South 58°18'40" West, a distance of 45.00 feet to a point for corner at the west corner of said Lot 8, Block 12/6842;

THENCE continuing with said southeast line of the 19,080 square foot tract, the following courses and distances:

North 31°41'20" West, a distance of 26.50 feet to a point for corner;

South 58°18'40" West, a distance of 270.00 feet to a point for corner at the south corner of said 19,080 square foot tract;

THENCE with the southwest line of said 19,080 square foot tract, North 31°41'20" West, a distance of 26.50 feet to a point for corner in the northwest line of said Lot 45, Block 12/6842 and at the south corner of Lot 31, of said Block 12/6842;

THENCE with said northwest line of said Lot 45, Block 12/6842, North 58°18'40" East, a distance of 180.00 feet to a point for corner at the south corner of said Lot 35, Block 12/6842;

THENCE with the southwest line of said Lot 35, Block 12/6842, North 31°41'20" West, a distance of 115.00 feet to a point for corner in said southeast right-of-way line of Cole Street at the west corner of said Lot 35, Block 12/6842;

THENCE with said southeast right-of-way line of Cole Street, North 58°18'40" East, a distance of 450.00 feet to the **POINT OF BEGINNING** and containing 1.626 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.