

**Exhibit 317A – Property Descriptions  
THE CEDARS SPECIAL PURPOSE DISTRICT**

**PERIMETER**

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 R.L. Thornton Freeway and the centerline of the M.K. & T. Railroad R.O.W;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway, to the point of intersection with the centerline of Julius Schepps Freeway to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway (IH-45), to the point of intersection with the centerline of the G. C. & S.F. Railroad R.O.W to a point for corner;

THENCE in a southwesterly direction along the centerline of the G. C. & S.F. Railroad R.O.W, to the point of intersection with the centerline of the M.K. & T. Railroad R.O.W to a point for corner;

THENCE in a northwesterly direction, along the centerline of the M.K. & T. Railroad R.O.W, to the point of intersection with the centerline of R.L. Thornton Freeway to the POINT OF BEGINNING, and containing approximately 25,658,704 square feet or 589.04 acres of land;

**SUBDISTRICT 1 – MODERATE DENSITY RESIDENTIAL  
TRACT 1:**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Beaumont Street and the northwestern prolongation of the centerline of the alley in block A/459 between Harwood Street and Park Avenue;

THENCE in a southeasterly direction along the centerline of said alley between Harwood Street and Park Avenue passing at a distance its intersection with the centerline of Hickory Street, and continuing along said alley to the point of intersection with the centerline of the alley in block B/458 between Hickory Street and Corinth Street to a point for corner;

THENCE in a southwesterly direction along said centerline of the alley between Hickory Street and Corinth Street, to the point of intersection with the centerline of Park Avenue to a point for corner;

THENCE in northwesterly direction along the centerline of Park Avenue, to the point of intersection with the center line of Lear Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Lear Street, to the southeastern projection of the common line between Lot 5 and Lot 6 in Block A/917, to a point for corner;

THENCE in a northwesterly direction along the prolongation of said lot line, to the north corner of Lot 5, Block A/917 to a point for corner;

THENCE in a southwesterly direction along the northwest line of Lot 5 a distance of 1.00 foot to the point of intersection with the common line between Lot 30 and Lot 31, Block A/917 to a point for corner;

THENCE in a northwesterly direction along said common line and continuing along the prolongation of said line to the point of intersection with the centerline of the alley between Hickory Street and Lear Street to a point for corner;

THENCE in a northeasterly direction along said centerline, to the point of intersection with the southeasterly prolongation of the eastern lot line of Lot 5, Block C/917 to a point for corner;

THENCE in a northwesterly direction along the prolongation of said lot line, to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street, to the southeasterly projection of the centerline of the abandoned alleyway between lots 1 and 29 in Block B/916 to a point for corner;

THENCE in a northwesterly direction along the prolongation of said alleyway centerline, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Beaumont Street, to the point of intersection with the centerline of Park Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Park Avenue, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction, along the centerline of the Beaumont Street, to the point of intersection with the northwestern prolongation of the centerline of the alley in Block A/459 between Harwood Street and Park Avenue to the POINT OF BEGINNING, and containing approximately 659,250.806 square feet or 15.134 acres of land;

**TRACT 2:**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Gano Street and the centerline of Gould Street;

THENCE in a northeasterly direction along the centerline of Gano Street, to the point of intersection with the northwesterly prolongation of the centerline of the Lytle Street alley between Ervay Street and Durant Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the Lytle Street alley between Ervay Street and Durant Street, to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a northeasterly direction along the centerline of McKee Street, to the point of intersection with the centerline of the alley through Block A/913 between Ervay Street and Browder Street to a point for corner;

THENCE in a southeasterly direction along the centerline of said alley between Ervay Street and Browder Street, to the point of intersection with the centerline of an alley in Block A/913 between McKee Street and Beaumont Street to a point for corner;

THENCE in a southwesterly direction along centerline of said alley to the point of intersection with the northwesterly prolongation of the common line between Lot 3A and Lot 14 A in Block A/913 to a point for corner;

THENCE in a southeasterly direction along said common line between Lot 3A and Lot 14A in Block A/913 continuing along the prolongation of said line to the point of intersection with the centerline of Beaumont Street;

THENCE in a northeasterly direction along the centerline of Beaumont Street to the point of intersection with a 25' wide alley in Block B/914 between Ervay Street and Browder Street;

THENCE in a southeasterly direction along the centerline of said alley to its intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to the point of intersection with the northwesterly prolongation of the northeast line of Common Area A, Block C/915 to a point for corner;

THENCE in a southeasterly direction along said lot line to the point of intersection with the centerline of Seegar Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Seegar Street, to the point of intersection with the centerline of Boren Alley between Ervay Street and Browder Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Boren Alley between Ervay Street and Browder Street, to the point of intersection with the centerline of Savannah Street/Alley to a point for corner;

THENCE in a southwesterly direction along the centerline of Savannah Street/Alley, to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street, to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street, to the point of intersection with the centerline of an alley running through City block G/906, between Gould Street and Browder Street to a point for corner;

THENCE in a northwesterly direction along said alley centerline, passing the point of intersection with the centerline of Beaumont Street and continuing along the prolongation of said alley centerline to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a southwesterly direction along the centerline of McKee Street, to the point of intersection with centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction, along the centerline of Gould Street, to the point of intersection with the centerline of Gano Street to the POINT OF BEGINNING, and containing approximately 832,672 square feet or 19.116 acres of land;

## **SUBDISTRICT 2 – MODERATE DENSITY MIXED USE CORRIDORS**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Blakeney Street and the centerline of Browder Street;

THENCE in a northeasterly direction along the centerline of Blakeney Street to its point of intersection with the southeastern projection of the centerline of the alleyway between Ervay Street and Browder Street, to a point for corner;

THENCE in a northwesterly direction along said centerline to its point of intersection with the projection of the northwestern lot line of Tract 9, Block A/93, to a point for corner;

THENCE in a northeasterly direction along the projection of said lot line to its intersection with the centerline of Ervay Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Ervay Street to its intersection with the centerline of R. L. Thornton Freeway, to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of St. Paul Street to a point for corner;

THENCE in a southeasterly direction along the centerline of St. Paul Street to its intersection with the centerline of Ervay Street and continuing along Ervay Street centerline to its intersection with centerline of Gano Street;

THENCE, N 45° 00' 00 E, with the centerline of Gano Street, a distance of approximately 325.00 feet to a point for a corner;

THENCE, S 52° 52' 40 E, departing the centerline of Gano Street, and with the southwest line of the Block 453 a distance of approximately 327.78 feet to a fence corner for a corner, said point being the north corner of Block 452;

THENCE, S 32° 58' 45 W a distance of 12.02 feet to a point for corner;

THENCE in a southeasterly and northeasterly direction along the said common line between Blocks 453 and A/452 the following three calls:

S 73° 29' 20" E, for a distance of 181.32 feet

N 42° 30' 07" E, for a distance of 21.25 feet

N 85° 17' 43" E, for a distance of 69.25 feet, to the point of intersection with the northeast corner of Lot 9, Block A/452 at the south line of Lot 11, Block 453 to a point for corner;

THENCE in a southeasterly direction along said common lot line between Lot 9 in Block A/452 and Lot 11 in Block 453 a distance of approximately 22.69 feet to the southwest corner of Lot 12 in Block 453 to a point for corner;

THENCE in a southeasterly direction along the common line between Lot 9 in Block A/452 and Lot 12 in Block 453 and continuing along the prolongation of said line to the point of intersection with Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to its intersection with the projected centerline of an alleyway between Lots 5 and 6, Block B/916 to a point for corner;

THENCE in a southeasterly direction along alleyway centerline to the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to its intersection with the northwestern projection of the east line of Lot 5, Block C/917 to a point for corner;

THENCE in a southeasterly direction along said lot line to the intersection of its southeastern projection with the centerline of the alleyway between Hickory Street and Lear Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the alleyway to its intersection with the northwesterly projected common line ~~that is the eastern line of Lot 20 and the western line of Lot 21, Block 917~~ between Lot 30 and Lot 31 in Block A/917 to a point for corner;

THENCE in a southeasterly direction along the said common line ~~to its intersection with the centerline of Lear Street~~, to its intersection with the northwestern lot line of Lot 5 Block A/917 to a point for corner;

THENCE in a northeasterly direction along said lot line a distance of 1.00 foot to a point being the most northern corner of Lot 5 Block A/917, to a point for corner;

THENCE in a southeasterly direction along the common line between Lot 5 and Lot 6 in Block A/917, continuing along the projection of said line to its intersection with the centerline of Lear Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Lear Street to its intersection with the centerline of Park Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Park Avenue to its intersection with the westerly projected centerline of alleyway between Hickory Street and Corinth Street to a point for corner;

THENCE in a northeasterly direction along the centerline of alleyway to its intersection with the centerline of an alleyway between Harwood Street and Park Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of the alleyway running through City Block B/458 and crossing Hickory Street and continuing along the centerline of the alleyway running through City block A/459 to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Beaumont Street to its intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to the point of intersection with the southwesterly prolongation of the west line of a tract of land, said tract being a portion of Lots 6, 7, 8 and 9 in Block B/464 and an abandoned portion of Beaumont Street described in a Special Warranty Deed as recorded by instrument number 201600031062 Deed Records of Dallas County, Texas, to a point for corner;

THENCE following along said projected line and tract line for the following calls:

North 43° 37' 52" East, 182.00 feet

North 59° 22' 08" West, 6.15 feet

North 26° 07' 52" East, 147.00 feet, to its intersection with east line of Block B/464 and projecting said line 120.00 feet to a point in the southern right of way of Cesar Chavez Boulevard to a point for corner;

THENCE in a northwesterly direction along the right of way line of Cesar Chavez Boulevard approximately 56 feet to its intersection with the northeasterly projection of the common line between Lots 5 and 6 of Block B/464 to a point for corner;

THENCE in a southwesterly direction along said common Lot lines between Lots 5 and 6, Block B/464 and continuing along the common line between Lots 4 and 7 in same Block, projected to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to its intersection with the centerline of R.L. Thornton Freeway to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of South Cesar Chavez Blvd to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street to the point of intersection with the centerline of the alleyway between South Cesar Chavez Blvd and Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alleyway through Blocks 466 and 4/925, between South Cesar Chavez Blvd and Harwood Street to the point of intersection with the centerline of Richardson Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Richardson Street to the point of intersection with the centerline of South Cesar Chavez Blvd to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of the G.C. & S.F. Railroad R.O.W./DART RAIL to a point for corner;

THENCE in a southwesterly direction along the centerline of G.C. & S.F. Railroad R.O.W. /DART RAIL to the point of intersection with the centerline of the Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of G.C. & S.F. Railroad R.O.W. /DART RAIL to the point of intersection with the centerline of the Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to the point of intersection with the centerline of Kelly Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Kelly Avenue to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Ervay Street to the point of intersection with the centerline of Parker Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Parker Street to the point of intersection with the southeasterly projection of the centerline of Gilks Court (a 15 foot alley) running through City Block A/895, a distance of approximately 479 feet to a point for corner;

THENCE in a northwesterly direction along the centerline of said Gilks Court (a 15 foot alley) a distance of approximately 59.35 feet to the point of intersection with the southwesterly projection of the common line between the north line of Lot 6 and the south line of Lot 5A of City Block A/895;

THENCE in a northeasterly direction along the southeastern property line of Lot 5A a distance of 146.86 feet to the southeastern corner of Lot 5A, continuing a total distance of approximately 174.37 feet, to the centerline of Holmes Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Holmes Street a distance of 86.30 feet to the point of intersection with the northeasterly prolongation of the northwest line of Lot 5A;

THENCE in a southwesterly direction along said prolongation line, continuing along the northern property line of Lot 5A a distance of 143.94 feet to the west corner of Lot 5A and continuing to the centerline of Gilks Court (a 15 foot alley), in all a distance of approximately 175.21 feet to a point for corner;

THENCE in a northwesterly direction along centerline of Gilks Court (a 15 foot alley) a distance of approximately 101.32 feet to the point of intersection with the northeasterly projection of the southern property line of Lot 7A of Block A/895;

THENCE southwesterly along said prolongation line, continuing along the southern property line of Lot 7A of Block A/895 and continuing to the centerline of Browder Street, in all a distance of approximately 187.27 feet;

THENCE southeasterly along the centerline of Browder Street approximately 249.27 feet to the point of intersection with the centerline of Parker Street;

THENCE in a southwesterly direction along the centerline of Parker Street to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street to the point of intersection with the northeasterly prolongation of the most westerly line of Lot 1 Block A/887, to a point for corner;

THENCE in a southwesterly direction along the said prolongation line, continuing along the west line of Lot 1 Block A/887 to the point of intersection with the east DART Railroad R.O.W. line, in all a total distance of approximately 290.57 to a point for corner;

THENCE in a southeasterly direction along said DART Railroad R.O.W. line approximately 191.00 feet to the point of intersection with the northeasterly extension of the centerline of Parker Street to a point for corner;

THENCE along the southwesterly projection of the said Parker Street centerline to the point of intersection with the centerline of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the DART Railroad R.O.W. passing at a distance of approximately 1422.81 feet the centerline of Beaumont Street, continuing to the point of intersection with the southeasterly projection of the centerline of Wall Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Wall Street to the point of intersection with the centerline of the alley between McKee Street and Gano Street through Block 907 1/4 to a point for corner;

THENCE in a northeasterly direction along the centerline of said alley between McKee Street and Gano Street to the point of intersection with the southeasterly projection of a line dividing in half Lot 3, Block 907 1/4, said line being a common line between a tract of land described in a Warranty Deed as recorded in Volume 68050, Page 845 of the Deed Records of Dallas County Texas and a tract of land as described in a Warranty Deed as recorded in Volume 94243, Page 1848 of the Deed Records of Dallas County, Texas, to a point for corner;

THENCE in a northwesterly direction along said dividing line in Block 907 1/4 to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Gano Street to the point of intersection with the southeasterly projection of the centerline of the alley between Wall Street and Akard Street in Block 909 to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of the Sullivan Drive to a point for corner;

THENCE in a northeasterly direction along the centerline of Sullivan Drive to the point of intersection with southerly projection of the centerline of the alley between Wall Street and Akard Street running through City Block G/910 to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of Belleview Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Belleview Street to its intersection with the centerline of Browder Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Browder Street to the point of intersection with the centerline of Blakeney Street, the PLACE OF BEGINNING; SAVE AND EXCEPT the 19.116 acres contained within Subdistrict 1 Tract 2 (described above) thus the total area of Subdistrict 2 now being 6,014,127.88 square feet more or less, or 138.065 acres.

## **SUBDISTRICT 2D**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of South Cesar Chavez Blvd and the centerline of Corinth Street;

THENCE in a northwesterly direction along the centerline of said South Cesar Chavez Blvd, to a point approximately 200 feet northwest of the centerline of Hickory Street, to a point for corner;

THENCE in a northeasterly direction, approximately 200 feet northwest of the centerline of Hickory Street, with a tract line to the point of intersection with the Dallas Area Rapid Transit right-of-way (formerly T. & N.O. Railroad R.O.W.), to a point for corner;

THENCE in a northwesterly direction along said centerline of the Dallas Area Rapid Transit right-of-way to its intersection with the projected centerline of Dawson Street, to a point for corner;

THENCE in a northeasterly direction, along the projected centerline and along the centerline of Dawson Street to its intersection with the centerline of Lincoln Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Lincoln Street, to its intersection with the centerline of said Hickory Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street, to its intersection with the centerline of Good Latimer Expressway, to a point for corner;

THENCE in a southeasterly direction along the centerline of said Good Latimer Expressway, to its intersection with the projected southeast line of Lot 1B, Block A/472, Pilgrim's Prepared Food Addition, to a point for corner;

THENCE in a southwesterly direction along the projected southeast line and the southeast line of Lot 1B, Block A/472, to its intersection with the centerline of the Dallas Area Rapid Transit right-of-way, to a point for corner;

THENCE in a southeasterly direction with the centerline of the Dallas Area Rapid Transit right-of-way, to its intersection with the centerline of Corinth Street, to a point for corner;

THENCE southwesterly with said centerline of Corinth Street, to its intersection with the centerline of South Cesar Chavez Blvd to the POINT OF BEGINNING and containing approximately 621,195 square feet or 14.26 acres.

### **SUBDISTRICT 3 – FREEWAY-ORIENTED HIGH DENSITY MIXED USE**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the centerline of the G.C. & S.F. Railroad R.O.W.;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with Ervay Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street to the point of intersection with the northeastern projection of the northwestern lot line of Tract 9, Block A/93, to a point for corner;

THENCE in a southwesterly direction along the projection of said lot line to its point of intersection with the centerline of the alleyway between Ervay Street and Browder Street, to a point for corner;

THENCE in a southeasterly direction along said centerline to its point of intersection with the centerline of Blakeney Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Blakeney Street to its intersection with the centerline of Browder Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Browder Street to its intersection with the centerline of Belleview Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Belleview Street to its intersection with the northwesterly projection of the centerline of the alleyway between Akard Street and Wall Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of said alleyway to the point of intersection with the centerline of Sullivan street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Sullivan Street to the point of intersection with the centerline of the alley in Block 909 between Wall Street and Akard Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Gano Street to the point of intersection with the northwesterly projection of a line dividing Lot 3 in half in Block 907 ¼, said line being a common line between a tract of land described in a Warranty Deed as recorded in Volume 68050, Page 845 of the Deed Records of Dallas County Texas and a tract of land as described in a Warranty Deed as recorded in Volume 94243, Page 1848 of the Deed Records of Dallas County, Texas, to a point for corner;

THENCE in a southeasterly direction along said dividing line through Lot 3 in Block 907 1/4 to the point of intersection with the centerline of the alley between McKee Street and Gano Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the alley between McKee Street and Gano Street to the point of intersection with the centerline of Wall Street to a point for corner;

THENCE in a southeasterly direction, along the centerline of Wall Street and continuing along the southeasterly prolongation of said centerline a total distance of approximately 480 feet to the point of intersection with the centerline line of DART Railroad ROW adjacent to Block 1090½, to a point for corner;

THENCE in a southeasterly direction along the said centerline of DART Railroad ROW to its intersection with the northeasterly extension of the centerline of Parker Street, to a point for corner;

THENCE N 45 0' 0" E a distance of approximately 14 feet to the east line of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the said east DART Railroad R.O.W. line to a point for corner, said point being the most westerly corner of Lot 1 Block A/887;

THENCE in a northeasterly direction along the westerly line of Lot 1 Block A/887 and its northeasterly projection to its intersection with the centerline of Gould Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Gould Street to its intersection with the centerline of Parker Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Parker Street to its intersection with the centerline of Browder Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Browder Street a distance of 249.27 feet to the point of intersection with the southwesterly projection of the south line of Lot 7A, from the southwest corner of Lot 7A of City Block A/895;

THENCE in a northeasterly direction along the prolongation line of said Lot 7A a distance of 180 feet to the southeastern corner of Lot 7A, and continuing to the point of intersection with the centerline of Gilks Court (a 15 foot alley) for a total distance of approximately 187.27 feet from the centerline of Browder Street;

THENCE in a southeasterly direction along the said centerline of the Gilks Court (a 15 foot alley) a distance of 101.32 feet to the point of intersection with the southwesterly projection of the northwest line of Lot 5A in City Block A/895 to a point for corner;

THENCE in a northeasterly direction along the said projected northwest property line of Lot 5A a distance of 155.76 feet to the northeast corner of Lot 5A and continuing in all a distance of approximately 175.21 feet to the centerline of Holmes Street;

THENCE in a southeasterly direction along the centerline of Holmes Street approximately 86.30 feet to the point of intersection with the northeasterly projection of the southeast line of Lot 5A in City Block A/895 to a point for corner;

THENCE in a southwesterly direction the along the projected southeastern property line of Lot 5A a distance of approximately 174.37 feet to the point of intersection with the centerline of the Gilks Court (a 15 foot alley) to a point for corner;

THENCE in a southeasterly direction along the centerline of the Gilks Court (a 15 foot alley) approximately 59.35 feet to the point of intersection with the centerline of Parker Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Parker Street to its intersection with the centerline of Ervay Street to a point for corner:

THENCE in a southeasterly direction along the centerline of Ervay Street to its intersection with the centerline of Kelly Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Kelly Avenue to its intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the centerline of the G.C. & S.F. Railroad R.O.W. to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W. to its intersection with the centerline of the M.K.T. Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W., to the point of intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, SAVE AND EXCEPT the acres contained within Subdistrict 3B Tract 1 (described below) and Subdistrict 3B Tract 2 (described below); thus the total area of Subdistrict 3 now being 12,476,781.48 square feet more or less, or 286.427 acres more or less.

**SUBDISTRICT 3B  
(Perimeter)**

BEING a 276,262 square feet or a 6.342 acre tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, said tract being all of Lots 1 through 6 and Lots 21 through 28 in Block 1090½ of Alex Cockrell, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 604, Page 235, Deed Records of Dallas County, Texas, and various tracts of land in City Block 1094, and part of Beaumont Street right of way as abandoned by City Ordinance Number 8691, and a called 255 square feet tract of land out of McKee Street right of way as abandoned by City Ordinance Number 19018 and recorded in Volume 86073, Page 3226, Deed Records of Dallas County, Texas, said tract conveyed to Iron Mountain Records Management, Inc. by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas, all of Lot 10A, Block 2/1090 of Security Archives Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 91151, Page 2072, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas, all of Lot 13A, Block 2/1090 of Cockrell's Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 86017, Page 1229, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3910, Deed Records of Dallas County, Texas, and parts of the right of way of McKee Street, Cockrell Avenue, Alexander Avenue and Wall Street, and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the centerline of Cockrell Avenue (a 60 foot right of way) with the centerline of McKee Street (a variable width right of way);

THENCE, N 39°35'20" E, with the centerline of McKee Street, a distance of 330.19 feet to a point for a corner;

THENCE, S 50°16'08" E, departing the centerline of McKee Street, passing at a distance of 29.10 feet the intersection of the southeast line of McKee Street with the southwest line of Dallas Area Rapid Transit (DART - a variable width right of way), continuing in all a distance of 30.00 feet to a point for a corner;

THENCE, S 39°34'11" W, continuing with the southwest line of DART, a distance of 0.20 feet to a point for a corner;

THENCE, S 57°58'40" E, continuing with the southwest line of DART, a distance of 312.72 feet to a point for a corner;

THENCE, S 41°56'00" E, continuing with the southwest line of DART, a distance of 36.00 feet to a point for a corner;

THENCE, S 71°20'00" E, continuing with the southwest line of DART, passing at a distance of 26.65 feet the southwest line of Wall Street ( a 40 foot right of way), continuing in all a distance of 67.39 feet to a point for a corner in the centerline of Wall Street;

THENCE, S 41°56'00" E, with the centerline of Wall Street, a distance of 197.61 feet to a point for a corner;

THENCE, S 48°04'00" W, departing the centerline of Wall Street, passing at a distance of 20.00 feet the southwest line of Wall Street, continuing in all a distance of 211.62 feet to a point for a corner;

THENCE, N 42°27'40" W, a distance of 223.94 feet to a point for a corner;

THENCE, S 39°58'00" W, passing at a distance of 153.39 feet a found 5/8 inch iron rod in the northeast line of Cockrell Avenue, continuing in all a distance of 183.39 feet to a point for a corner in the centerline of Cockrell Avenue;

THENCE, S 50°15'40" E, with the centerline of Cockrell Avenue, a distance of 140.89 feet to a point for a corner at the intersection of the centerline of Cockrell Avenue with the centerline of Alexander Avenue (a 60 foot right of way);

THENCE, S 44°29'20" W, with the centerline of Alexander Avenue, a distance of 180.62 feet to a point for a corner at the intersection of the centerline of Alexander Avenue with the centerline of a 20 foot Alley right of way;

THENCE, N 50°15'40" W, departing the centerline of Alexander Avenue and with the centerline of the Alley right of way, a distance of 505.74 feet to a point for a corner at the intersection of the centerline of the Alley right of way with the centerline of McKee Street;

THENCE, N 39°44'20" E, with the centerline of McKee Street, a distance of 180.00 feet to the POINT OF BEGINNING and Containing 276,262 square feet or 6.342 acres of land.

**TRACT 1:**

BEING a 159,432 square feet or a 3.660 acre tract of land situated in the MJ. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, said tract being all of Lots 1 through 6 and Lots 21 through 28 in Block 1090½ of Alex Cockrell, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 604, Page 235, Deed Records of Dallas County, Texas, and various tracts of land in City Block 1094, and part of Beaumont Street right of way as abandoned by City Ordinance Number 8691, and a called 255 square feet tract of land out of McKee Street right of way as abandoned by City Ordinance Number 19018 and recorded in Volume 86073, Page 3226, Deed Records of Dallas County, Texas, said tract conveyed to Iron Mountain Records Management, Inc. by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the west corner of said Lot 1, said point being within a one story brick building and at the intersection of the northeast line of Cockrell Avenue (a 60 foot right of way) with the abandoned southeast line of McKee Street (a former 50 foot right of way, as partially abandoned by the above said City Ordinance Number 19018);

THENCE, S 39°35'20" W, with the projected southeast line of abandoned McKee Street, a distance of 0.34 feet to a point for a corner at the wall of the said building, said point being the south corner of the said 255 square feet tract;

THENCE, N 50°19'10" W, with the southwest line of the said 255 square feet tract and the southwest wall of the said building, a distance of 0.80 feet to the corner of the said building, said point being the west corner of the said 255 square feet tract;

THENCE, N 39°34'11" E, with the northwest line of the said 255 square feet tract, the northwest wall of the said building and the now southeast line of McKee Street, a distance of 300.54 feet to the corner of the said building, said point being the north corner of the said 255 square feet tract;

THENCE, S 50°16'08" E, with the northeast line of the said 255 square feet tract and the northeast wall of the said building, a distance of 0.90 feet to a point for a corner, said point being the east corner of the said 255 square feet tract;

THENCE, S 39°35'20" W, with the southeast line of the said 255 square feet tract and into the wall of the said building, a distance of 0.20 feet to a point for a corner, said point being the intersection of the southwest line of Pitt Street with the former southeast line of McKee Street, both abandoned by the said City Ordinance Number 19018, said point being the north corner of said Lot 25, said Pitt Street abandoned right of way conveyed to Dallas Area Rapid Transit (DART) by deed recorded in 94117, Page 1764, Deed Records of Dallas County, Texas;

THENCE, S 57°58'40" E, with the southwest line of the DART tract, a distance of 312.72 feet to a set "x" cut on concrete pavement for a corner;

THENCE, S 41°56'00" E, continuing with the southwest line of the said DART tract, a distance of 36.00 feet to a set 5/8 inch iron rod for a corner in the southwest line of Wall Street (a variable width right of way);

THENCE, S 71°20'00" E, with the southwest line of Wall Street, a distance of 26.65 feet to a set "x" cut on concrete pavement for a corner;

THENCE, S 41°56'00" E, continuing with the southwest line of Wall Street, a distance of 233.10 feet to a set 5/8 inch iron rod for a corner, said point being the north corner of a tract of land conveyed to Brian Loncar by deed recorded in Volume 78186, Page 2923, Deed Records of Dallas County, Texas;

THENCE, S48°04'00" W, departing the southwest line of Wall Street and with the northwest line of the said Loncar tract, passing the north corner of a tract of land conveyed to Company One by deed recorded in Instrument Number 200600128600, Official Public Records of Dallas County, Texas, continuing in all a distance of 191.62 feet to a point for a corner in the northeast line of a tract of land conveyed to Eddie Deen by deed recorded in Instrument Number 20070258735, Official Public Records of Dallas County, Texas;

THENCE, N 42°27'40" W, with the southwest line of the herein described tract, passing the east corner of a tract of land conveyed to Eddie Deen & Company by deed recorded in Instrument Number 20070258738, Official Public Records of Dallas County, Texas, continuing in all a distance of 223.94 feet to a set Mag nail for a corner;

THENCE, S 39°58'00" W, with the southeast line of the herein described tract, a distance of 153.39 feet to a found 5/8 inch iron rod for a corner in the northeast line of Cockrell Avenue;

THENCE, N 50°15'40" W, with the northeast line of Cockrell Avenue, a distance of 350.00 feet to the POINT OF BEGINNING.

**TRACT 2:**

BEING a 63,628 square feet or a 1.452 acre tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, said tract being all Lot 10A, Block 2/1090 of Security Archives Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 91151, Page 2072, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas, all of Lot 13A, Block 2/1090 of Cockrell's Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 86017, Page 1229, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3910, Deed Records of Dallas County, Texas, and parts of the right of way of McKee Street, Cockrell Avenue and Alexander Avenue, and being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod for a corner at the intersection of the southwest line of Cockrell Avenue (a 60 foot right of way) with the southeast line of McKee Street (a variable width right of way), said point being the north corner of said Lot 10A;

THENCE, S 50°15'40" E, with the southwest line of Cockrell Avenue, a distance of 448.10 feet to a point for a corner at the north corner of a right of way corner clip at the intersection of the southwest line of Cockrell Avenue with the northwest line of Alexander Avenue (a 60 foot right of way);

THENCE, S 02°53'10" E, with the said right of way corner clip, a distance of 13.54 feet to a point for a corner in the northwest line of Alexander Avenue;

THENCE, S 44°29'20" W, with the northwest line of Alexander Avenue, a distance of 130.48 feet to a found Hilti nail with a washer for a corner at the intersection of the northwest line of Alexander Avenue with the northeast line of a 20 foot Alley right of way, said point being the south corner of said Lot 13A;

THENCE, N 50°15'40" W, with the northeast line of the said Alley right of way, a distance of 446.47 feet to a found 5/8 inch iron rod for a corner at the intersection of the northeast line of the said Alley right of way with the southeast line of McKee Street, said point being the west corner of said Lot 10A;

THENCE, N 39°44'20" E, with the southeast line of McKee Street, a distance of 140.00 feet to the POINT OF BEGINNING.

## **SUBDISTRICT 4 – WAREHOUSE / RESIDENTIAL TRANSITION**

BEING an area described as:

BEGINNING at the intersection of the centerline of South Cesar Chavez Blvd and the centerline of R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of Julius Schepps Freeway, to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway to the point of intersection with the centerline of the G.C. & S.F. Railroad R.O.W., to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W to the point of intersection with the centerline of South Cesar Chavez Blvd, to a point for corner;

THENCE in a northwesterly direction along the centerline of South Cesar Chavez Blvd to its intersection with the centerline of Richardson Road to a point for corner;

THENCE in a southwesterly direction along the centerline of Richardson Road to its intersection with the centerline of the alley in Block 4/925 between South Cesar Chavez Blvd and Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of the said alley between South Cesar Chavez Blvd and Harwood Street to its intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to the point of intersection with the centerline of South Cesar Chavez Blvd, to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to its intersection with the centerline of Corinth Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Corinth Street to its intersection with the centerline of the T.& N.O. Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the T. & N.O. Railroad R.O.W. to the point of intersection with the prolongation of the southeast line of Lot 1B, Block A/472, Pilgrim's Prepared Food Addition, to a point for corner;

THENCE in a northeasterly direction along said southeast line of Lot 1B, Block A/472 to the point of intersection with the centerline of Good Latimer Expressway, to a point for corner;

THENCE in a northwesterly direction along the centerline of Good Latimer Expressway to the point of intersection with the centerline of Hickory Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street to the point of intersection with the centerline of Lincoln Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Lincoln Street to the point of intersection with the centerline of Dawson Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Dawson Street to the point of intersection with the centerline of the T. & N.O. Railroad R.O.W.;

THENCE in a southeasterly direction along the centerline of the T. & N.O. Railroad R.O.W. to a point approximately 200 feet northwest of the centerline of Hickory Street, to a point for corner;

THENCE in a southwesterly direction, approximately 200 feet northwest of the centerline of Hickory Street, with a tract line to the centerline of South Cesar Chavez Blvd, to a point for corner;

THENCE in a northwesterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, and containing approximately 3,094,818 square feet of land or 71.047 acres.

## **SUBDISTRICT 5 – OLD CITY PARK INSTITUTIONAL**

BEING an area described as:

BEGINNING at the intersection of the centerline of St. Paul Street and the centerline of R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of the R.L. Thornton Freeway to the point of intersection with the centerline of Harwood Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the southwesterly projection of the common lot line between Lots 4 and 7, Block B/464 to a point for corner;

THENCE in a northeasterly direction along said common line and continuing along the common line between Lots 5 and 6 in said same Block projected to the point of intersection with the centerline of Pearl Expressway to a point for corner;

THENCE in a southeasterly direction along the centerline of Pearl Expressway approximately 56 feet to its intersection with the northeasterly projection of the east line of a tract of land being the northwest portion of Lot 6 in Block B/464 as described in a Warranty Deed in Volume 84218, Page 258, Deed Records of Dallas County, Texas to a point for corner;

THENCE in a southwesterly direction along said projected Lot line, approximately 120.00 feet to its intersection with east line of Block B/464 and along the Lot lines the following (3) calls:

South 26° 07' 52" West, 147.00 feet

South 59° 22' 08" East, 6.15 feet

South 43° 37' 52" West, 150.00 feet, continuing 32.00 feet to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to its intersection with the centerline of Park Ave to a point for corner;

THENCE in a southeasterly direction along the centerline of Park Ave a distance of approximately 125.00 feet to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to the point of intersection with the southeasterly projection of the common line between Lot 9, Block A/452 and Lot 12, Block 453 to a point for corner;

THENCE in a northwesterly direction along said common line to a point being the southwest corner of Lot 12 in Block 453 for a point for corner;

THENCE in a northwesterly direction along the common line between Lot 9 in Block A/452 and Lot 11 in Block 453 a distance of approximately 22.69 feet to a point for corner;

THENCE in a southwesterly and northwesterly direction along said common line between Blocks 453 and A/452 the following three calls:

S 85° 17' 43" W, for a distance of 69.25 feet

S 42° 30' 07" W, for a distance of 21.25 feet

N 73° 29' 20" W, for a distance of 181.32 feet

to the point of intersection with the common line between unplatted Tracts in Block A/452 to a point for corner;

THENCE, N 32° 58' 45 E a distance of 12.02 feet to a point for corner;

THENCE, N 52° 52' 40" W, to the centerline of Gano Street, and with the southwest line of a Tract in Block 453, a distance of 327.78 feet from a fence corner for a corner, said point being the north corner of Block 452.

THENCE, S 45° 00' 00 W", with the centerline of Gano Street, a distance of 325.00 feet to the point of intersection with the centerline of Ervay Street, to a point for corner;

THENCE in a northeasterly direction along the centerline St. Paul Street to its intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, and containing approximately 1,524,262.94 square feet of land or 34.99 acres.