

9-9-15

ORDINANCE NO. 29852

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block No. 744; fronting on the southeast line of Live Oak Street between Adair Street and Gordon Street; and a tract of land in City Block 743; fronting on the northeast line of Gordon Street south of Live Oak Street; and containing approximately 1.725 acres,

from Subarea 10 within Planned Development District No. 298 (Bryan Area Special Purpose District) to Subarea 10A within Planned Development District No. 298;

BEING Lot 1A, in City Block 499 located at the west corner of North Hall Street and Swiss Avenue; and containing approximately 1.7234 acres,

from Subarea 10 within Planned Development District No. 298 and Subarea 11 within Planned Development District No. 298 to Subarea 11A within Planned Development District No. 298;

BEING a tract of land in City Block No. 744 and a tract of land in City Block No. 749 located on the north and south corners of Adair Street and Cobb Street; and containing approximately 22,107 square feet; and TRACT I of two tracts of land described by deed to Swiss Avenue Properties, a Texas General Partnership as recorded in Volume 91049, Page 7, of the Deed Records of Dallas County, Texas (D.R.D.C.T) located on the southeast line of Swiss Avenue, east of North Hall Street; and containing approximately 1.615 acres,

from Subarea 11 within Planned Development District No. 298 to Subarea 11A within Planned Development District No. 298; and

BEING a tract of land in City Block 750, a tract of land in City Block 760, and a tract of land conveyed by Special Warranty Deed recorded in Document Number 200900338540, Official Public Records, Dallas County, Texas, all of a tract of land conveyed by Warranty Deed recorded in Volume 99069, Page 7197, Deed Records Dallas County, Texas; fronting on the southeast line of Swiss Avenue east of North Hall Street; and containing approximately 14,662 square feet of land,

from Subarea 12 within Planned Development District No. 298 to Subarea 12A within Planned Development District No. 298; amending Article 298, "PD 298," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the landscaping and maximum heights regulations in Sections 51P-298.106 and 51P-298.110 of Article 298; providing a new Exhibit 298A subarea boundary map; providing an Exhibit B property description; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 298 as specified in this ordinance; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from Subareas 10, 11, and 12 to Subareas 10A, 11A, and 12A within Planned Development District No. 298 on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That Paragraph (1), "Location, Number, and Type of Trees Required," of Subsection (b), "Street Trees," of Section 51P-298.106, "Landscaping," of Article 298, "PD 298," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Subparagraph (E) to read as follows:

"(E) In Subarea 12A, street trees required in the tree planting zone may not be planted within a utility easement or within ten feet of an existing utility. If a street tree interferes with utilities in the tree planting zone, the building official may approve alternate landscape materials in the tree planting zone. If alternate landscape materials cannot be approved in the tree planting zone due to utility conflicts, the building official may allow street trees to be planted between the right-of-way and a building facade."

SECTION 3. That Section 51P-298.110, "Maximum Heights," of Article 298, "PD 298," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-298.110. MAXIMUM HEIGHTS.

(a) In general. Except as provided in this section and [Unless further restricted under] Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Structure Height (in feet)</u>
1, 1A, and 1B	120
3	160
4	54
5	270
6	36-40
7	39
8	100
10, 10A, and 10B	100
11 and 11A	100
12 and 12A	160
13	54

(b) Subarea 12A.

(1) The following structures may project a maximum of 12 feet above the maximum structure height, may not collectively exceed 1,000 square feet of footprint, and must be located a minimum of ten feet from a building edge:

- (i) Chimney and vent stacks.
- (ii) Communication towers.
- (iii) Elevator penthouse or bulkhead.
- (iv) Visual screens that surround roof mounted mechanical equipment.

(2) Stairs may project a maximum of 12 feet above the maximum structure height.

(3) A permeable roof deck covering not exceeding 900 square feet, including an arbor or a trellis, for a roof deck may project a maximum of 12 feet above the maximum structure height and must be located a minimum of ten feet from a building edge.

(4) Mechanical equipment, ducts, and cooling towers may project a maximum of four feet above the maximum structure height, may not exceed a footprint of 4,600 square feet, must be screened with a minimum four foot-high solid material, and must be located a minimum of ten feet from the edge of a building.”

SECTION 4. That the subarea boundary map, Exhibit 298A of Article 298, “PD 298,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 298A (subarea boundary map) attached to this ordinance.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

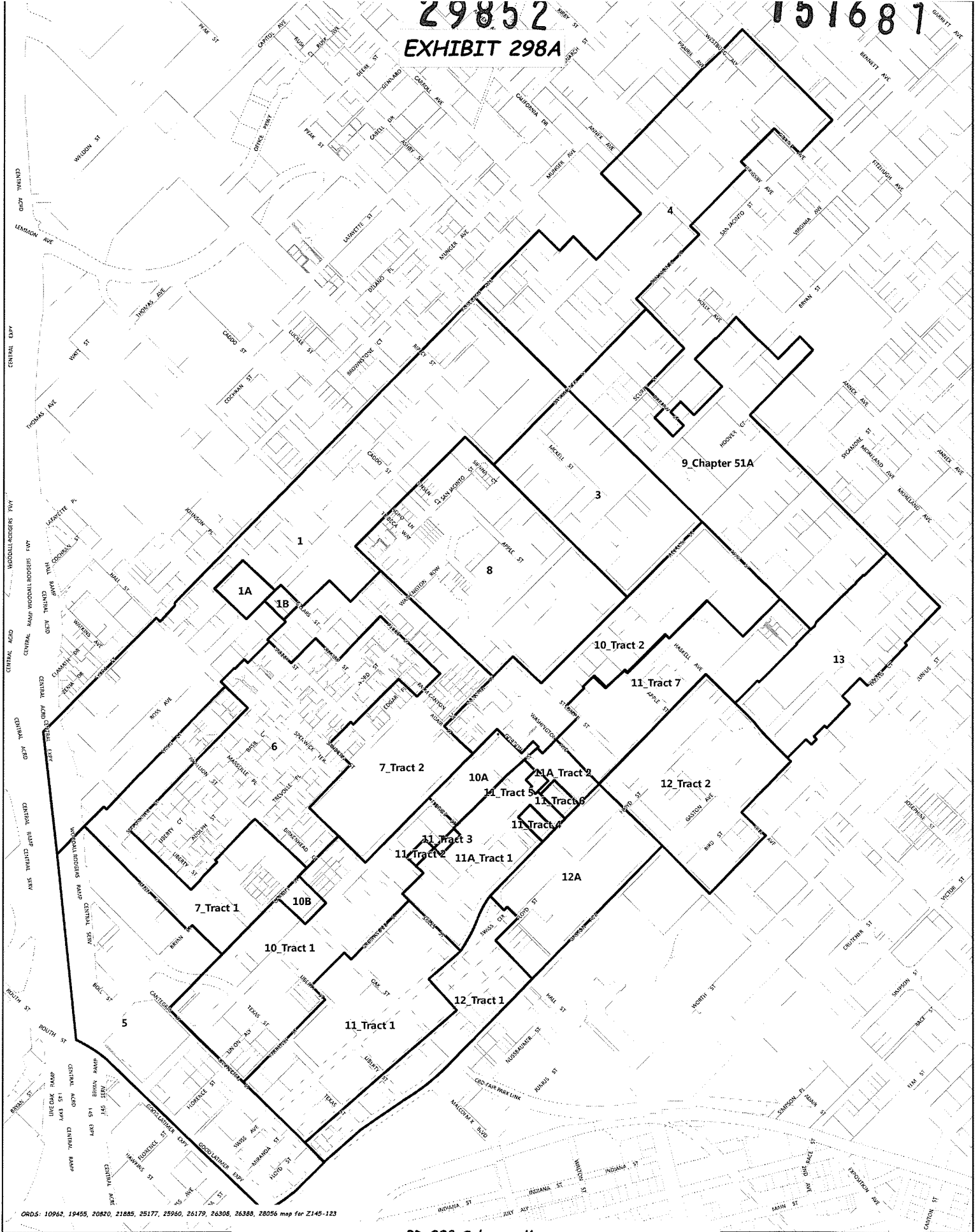
WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed SEP 09 2015

29852
EXHIBIT 298A

151681



ORDS: 10962, 19455, 20820, 21855, 25177, 25960, 26179, 26308, 26388, 28056 map for Z145-123

PD 298 Subarea Map
Contains 18 Subareas

1, 1A, 1B, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 10B, 11, 11A, 12, 12A, 13
No longer contains a Subarea 2

1:4,400
2134-159

EXHIBIT B
(PD 298 Legal Descriptions)

PERIMETER

This Planned Development District does not have a perimeter description, the boundary is comprised of the all of the Subareas and Tracts within PD 298 as described with in this Exhibit, The area of this PD is generally bounded by Flora Street, Roseland Ave and Ross Avenue on the North, Fitzhugh and Carroll Avenue on the East, Gaston Avenue, Junius Street and Pacific Avenue on the South and Good Latimer Expressway, Woodall Rodgers Ramp/Central Expressway on the West, being an area containing approximately 20,126,168.155 square feet or 462.033 acs, of land more or less.

SUBAREA 1:

BEING an area of land located within the following City Blocks 595, A/595, 596, A/596, 597, A/597, 598, A/598, 599, 1/599, 2/600, 4/601, 4/649, 3/649, 287, 504, 506, 3/506, 512, 513, 514, 641, 1/642, 2/642, 15/646 and further described as follows:

BEGINNING at the intersection of the southwesterly projection of the centerline of Flora Street and the centerline of North Central Expressway for a point for corner;

THENCE in a northeasterly direction along the centerline of Flora Street, a distance of approximately 1075 feet to the point of intersection with the centerline of Hall Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Hall Street, a distance of approximately 35 feet to the point of intersection with the centerline of Roseland Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Roseland Avenue, a distance of approximately 3022 feet; crossing McCoy Street, North Washington Avenue, Caddo Street, North Haskell Avenue and Ripley Street to the point of intersection with the centerline of Peak Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Peak Avenue to the point of intersection with the centerline of San Jacinto Street (southeast offset) to a point for corner;

THENCE in a southwesterly direction along the centerline of San Jacinto Street (southeast offset) to the point of intersection with the centerline of North Haskell Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of North Haskell Avenue to the point of intersection with the northeasterly projection of the common diving line between the

originally platted north and south Lots in City Blocks 2/642, 1/641 and 641, crossing Caddo Street said line also being approximately 143 feet south and parallel to the southeast line of Ross Avenue, said line being projected to the centerline of North Washington Avenue, to a point for corner;

THENCE in a southeasterly direction along the centerline of North Washington Avenue to the point of intersection with the centerline of San Jacinto Street (southeast offset) to a point for corner;

THENCE in a southwesterly direction along the centerline of San Jacinto Street (southeast offset) approximately 290 feet to the point of intersection with the northwesterly projection of the common line between Lots 1 and 2 (as originally Platted) in City Block 511, said line also being approximately 260 feet southeast of the southeast corner of Block 514 (at the intersection of the west line of Washington Avenue and the north line of San Jacinto Street) for a point for corner on a line, said line will be running through the of a 3.30 acre Tract of DISD land in Block 514;

THENCE in a northwesterly direction along said line approximately 200 feet to the point of intersection with the northeasterly projection of the south line of a (14,674.86 square foot) DISD tract of land in same Block 514, said line being approximately 169 feet south of and parallel to Ross Avenue to a point for corner on a line;

THENCE in a southwesterly direction along said line approximately 253 feet projected to the centerline of Villars Street to a point for corner;

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

THENCE in a southwesterly direction along said centerline of Ross Avenue to the point of intersection with the southeasterly projection of the common line between City Blocks 597 and 598 to a point for corner;

THENCE North 45 deg. 48 min. 00 sec. West, a distance of 295.04 feet to a point for the east corner of said Woodard tract, to a point for corner;

THENCE South 45 deg. 00 min. 00 sec. West, a distance of 261.92 feet to a point for the departing said northwest corner of said Woodard tract to a point for corner at the centerline of McCoy Street;

THENCE in a southeasterly direction approximately 509 feet along the centerline of McCoy Street to the point of intersection with the northeasterly projection of the common line between Tracts N and Lot H in City Block 512 to a point for corner;

THENCE in a southwesterly direction approximately 208 feet along the said common line between Tracts N and Lot H in Block 512, continuing along the south line of Lot H to its most

southerly southwest corner, same being the southeast corner of a 35x93 inside Tract of land (VOL 88185 PG 4397) to a point for corner;

THENCE in a northwesterly direction along said common tract line approximately 34.75 feet to the point for corner at the intersection of the most southerly northwest corner of Lot H and the northeast corner of the 35 x 93 inside Tract in Block 512;

THENCE in a southwesterly direction approximately 89.64 feet along the north line of the called 35x93 foot inside Tract in Block 512 for the point of intersection with the east line of the Lots in BRYAN PLACE PH VII SEC III-REPLAT ADDTION to a point for corner;

THENCE northwesterly approximately 5.19 feet following the east line of the Lots in the BRYAN PLACE PH VII SEC III-REPLAT ADDTION to the point of intersection of the common line that is the north line of said Addition with the south line of a 95.85x129.7 foot Tract of land at Ross Avenue and North Hall Street to a point for corner;

THENCE in a southwesterly direction approximately 128.53 feet along said line projected to the centerline of North Hall Street to a point for corner;

THENCE in a southeasterly direction along the centerline of North Hall Street to the point of intersection with the northeasterly projection of the centerline of Vann Court to a point for corner;

THENCE in a southwesterly direction approximately 1059 feet along said centerline of Vann Court, crossing Liberty Street to the point of intersection with the common line in City Block 287 between the south line of Tracts 1 and 2 and the north line of the Condo Tract and in Block 1/287 to a point for corner;

THENCE in a southwesterly, northwesterly and then again in a southwesterly direction along said common Tract lines, crossing Allen Street said line projected to the centerline of North Central Expressway to a point for corner;

THENCE in a northwesterly direction along the centerline of North Central Expressway to the point of intersection with the southwesterly projection of the centerline of Flora Street, THE PLACE OF BEGINNING.

SUBAREA 1A: - (North of Ross Avenue)

ORD_28056 (CC-11/10/2010) under case Z090-192

BEING a 1.4074 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block No. 598, Dallas County, Texas, and being all that certain tract described in deed to Bill Woodard as recorded in Volume 75066, Page 987, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and a portion of those certain tracts of land described to Julia J. Woodard, Trustee of Trust A of the John and Julia Woodard Family Trust as recorded in Volume 2001076,

Page 4447, and Page 4482, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the northwest right-of-way line of Ross Avenue (80 foot right-of-way) and the northeast right-of-way line of McCoy Street (50 feet wide);

THENCE North 44 degrees, 14 minutes, 00 seconds, West with said northeast line of McCoy Street, a distance of 255.04 feet to a point for corner;

THENCE North 45 degrees, 00 minutes, 00 seconds, East, leaving said northeast right-of-way line of McCoy Street, a distance of 236.92 feet to a point for corner;

THENCE South 45 degrees, 48 minutes, 00 seconds, East, a distance of 255.04 feet to a point for corner in said northwest line of Ross Avenue;

THENCE South 45 degrees, 00 minutes, 00 seconds, West with said northwest line of Ross Avenue, a distance of 243.89 feet to the POINT OF BEGINNING, and containing 61,307 square feet or 1.4074 acres of land.

The basis of bearing for this description is the deed of record to Julia J. Woodard, Trustee of Trust A of the John and Julia Woodard Family Trust as recorded in Volume 2001076, Page 4447, and Page 4482, D.R.D.C.T. and is not based on a survey made on the ground.

SUBAREA 1B: – (South of Ross Avenue)
ORD_29099 (CC-08/14/2013) under case Z123-163

Being that certain 0.3980 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 513, City of Dallas, Dallas County, Texas, and being all of those three tract of land known as First Tract, Second Tract and Third Tract to Hinga Mbogo, by Warranty Deed recorded in Volume 97126, Page 1782, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said Mbogo tract, same being the intersection of the southeast right-of-way line of Ross Avenue (a called 80 foot right-of-way) with the southwest right-of-way line of Villars Street;

THENCE South 44 deg. 50 min. 00 sec. East, along the common line of said Mbogo tract, and said Villars Street, a distance of 127.50 feet to a point for the east corner of said Mbogo tract, same being the north corner of Tract 2 to Dallas Independent School District, by Warranty Deed recorded in Volume 84216, Page 1285, said Deed Records;

THENCE South 45 deg. 10 min. 00 sec. West, along the common line of said Mbogo tract, and said Dallas Independent School District tract, a distance of 136.00 feet to a point for the south corner of said Mbogo tract, same being a west corner of said Dallas Independent School District tract, same being in the northeast line of that certain tract of land to James B. Parks, Jr.,

by Warranty Deed with Vendor's Lien recorded in Volume 86022, Page 1389, said Deed Records;

THENCE North 44 deg. 50 min. 00 sec. West, along the common line of said Mbogo tract, and said Parks tract, a distance of 127.50 feet to a point for the west corner of said Mbogo tract, same being the north corner of said Parks tract, same being in the southeast right-of-way line of aforesaid Ross Avenue;

THENCE North 45 deg. 10 min. 00 sec. East, along the common line of said Mbogo tract, and the southeast right-of-way line of said Ross Avenue, a distance of 136.00 feet to the POINT OF BEGINNING and containing 17,340 square feet or 0.398 acre of computed land, more or less.

SUBAREA 2

No longer exists per ORD 25960 (4/27/2005) was incorporated into Subarea 1 expansion

SUBAREA 3

BEING an area of land located within the following City Blocks 14/717, 11/723, and further described as follows:

BEGINNING at the intersection of the southwesterly projection of the centerline of San Jacinto Street and Peak Avenue, the PLACE OF BEGINNING;

THENCE South 45 degrees, 25 minutes, 37 seconds, East, a distance of 1260.24 feet along the centerline of Peak Street to the intersection of the centerline of Live Oak Street to a point for corner;

THENCE South 45 degrees, 05 minutes, 17 seconds, West, a distance of 713.93 feet along the centerline of Live Oak Street to the intersection of the centerline of Haskell Avenue to a point for corner;

THENCE North 45 degrees, 18 minutes, 32 seconds, West, a distance of 1257.25 feet along the centerline of Haskell Avenue to the intersection of the centerline of San Jacinto Street to a point for corner;

THENCE North 44 degrees, 48 minutes, 02 seconds, East, a distance of 711.32 along the centerline of San Jacinto Street to the intersection of the centerline of Peak Street, THE PLACE OF BEGINNING and containing 897,207.946 square feet or 20.597 acres of computed land, more or less.

SUBAREA 4

BEING an area of land located within the following City Blocks 2/650, 1/650, 16/647, 1/648, A/651, B/652, 4/699, 1/700, 2/701, 3/702, A/653, 1/654, and further described as follows:

BEGINNING at the intersection of the centerline of Roseland Avenue and Peak Street, the PLACE OF BEGINNING;

THENCE in a northeasterly direction along the centerline of Roseland Avenue, a distance of approximately 624 feet to the point of intersection with the northwesterly projection of the common dividing line between the Platted Lot 4A and Lot 6 in City Block 1/650, said line also being approximately 137 feet southwest of the intersection of the centerlines of Roseland Avenue and Carroll Avenue, to a point for corner on a line;

THENCE in a southeasterly direction along said line of the northwesterly projection of the common dividing line between the Platted Lot 4A and Lot 6 in City Block 1/650, a distance of approximately 27 feet to the northwesterly most corner of the Platted Lot 4A in City Block 1/650, to a point for a corner;

THENCE South 44 degrees, 48 minutes, 56 seconds, East, a distance of 160.99 feet to a point for the northeasterly corner of said Platted Lot 4A in City Block 1/650 to a point for corner;

THENCE North 45 degrees, 00 minutes, 00 seconds, East, a distance of 104.55 feet to a point for the southeasterly corner of said Platted Lot 4A in City Block 1/650 to a point for corner;

THENCE North 45 degrees, 00 minutes, 00 seconds, East, a distance of approximately 29 feet to the intersection of Carroll Avenue to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Carroll Avenue to the intersection of the centerline of Ross Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Ross Avenue a distance of approximately 434 feet to the point of intersection with the southeasterly projection of the common dividing line between the Platted Lot 1A and Platted Lot 5 in City Block A/651, said line also being approximately 172 feet southwest of the intersection of the centerlines of Ross Avenue and Annex Avenue, to a point for corner on a line;

THENCE in a northwesterly direction along said line of the southeasterly projection of the common dividing line between Platted Lot 1A and Platted Lot 5 in City Block A/651, a distance of approximately 32 feet to the southeastern corner of Platted Lot 1A in City Block A/651, to a point for corner;

THENCE North 44 degrees, 47 minutes, 16 seconds, West along the northeast line of Platted Lot 1A in City Block A/651, a distance of approximately 340.67 feet to a point for corner;

THENCE in a northeasterly direction along the northwest line of Platted Lot 5 in City Block A/651 and continuing along said projected line, a distance of approximately 1355 feet to the centerline of Fitzhugh Avenue, crossing Annex Avenue, Prairie Avenue, and Westburg Alley, to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Fitzhugh Avenue to the intersection of the centerline of San Jacinto Street to a point for corner;

THENCE in a southwesterly direction along the centerline of San Jacinto Street to the intersection of the centerline of Prairie Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Prairie Avenue, a distance of approximately 237 feet to a point on the northeast projection of the dividing line between Lots 1 & 2 of City Block 2/701 and Lot 10 of City Block 2/701 to a point for corner on a line;

THENCE in a southwesterly direction continuing along said dividing line between Lots 1 & 2 of City Block 2/701 and Lot 10 of City Block 2/701, a distance of approximately 316 feet to the centerline of Grigsby Avenue to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Grigsby Avenue, a distance of approximately 56 feet to the northeasterly projection of the dividing line between Lots 18-22 of City Block 4/699 and Lot 1 of City Block 1/700 to a point for corner;

THENCE in a southwesterly direction along said projection of the dividing line between Lots 18-22 of City Block 4/699 and Lot 1 of City Block 1/700, a distance of approximately 549 feet to the centerline of Annex Avenue to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Annex Avenue to the intersection of the centerline of the northwestern offset of San Jacinto Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the northwestern offset of San Jacinto Street to the intersection of the centerline of Carroll Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Carroll Avenue to the intersection of the centerline of the southeastern offset of San Jacinto Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the southeastern offset of San Jacinto Street to the intersection of the centerline of Peak Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Peak Street to the intersection of the centerline of Roseland Avenue, the PLACE OF BEGINNING and containing 1,765,843.243 square feet or 40.538 acres of computed land, more or less.

SUBAREA 5

BEING an area of land located within the following City Blocks 287, 287 ^{1/2}, 1/288, 283, A/283, 289, 1/289, 276, A/276, M/270, 271, 7/284, 285 and further described as follows:

BEGINNING at the intersection of the centerlines of Pacific Avenue/Gaston Avenue and Good Latimer Expressway, the PLACE OF BEGINNING;

THENCE in a northwesterly direction along said centerline of Good Latimer Expressway to the intersection of the centerline of US 75 Central Expressway to a point for corner;

THENCE in a northerly direction along said centerline of US 75 Central Expressway, a distance of approximately 1245.07 feet to a point for corner on a line, which is the southwesterly projection of the north line of Lot 1C in City Block 1/287;

THENCE in a northeasterly direction on the southwesterly projection of platted Lot 1C in City Block 1/287, a distance of approximately 263.80 feet to the intersection of the centerline of Allen Street to a point for corner on a line;

THENCE in a southeasterly direction a distance of approximately 984.12 feet, along the centerline of Allen Street to the intersection of the centerline of Bryan Street to a point for corner;

THENCE in a northeasterly direction 43.28 feet along the centerline of Bryan Street to the point of intersection with the northwesterly projection of the previous platted northeast offset of Allen Street;

THENCE in a southeasterly direction, continuing along the southeast projection of the centerline of Allen Street, a distance of approximately 278.68 feet to a point within platted Lot 1 in City Block 1/289, for a point for corner on a projected line;

THENCE in a southwesterly direction perpendicular to the said projection of the centerline of Allen Street, a distance of approximately 507.29 feet, crossing Texas Street and intersecting Lots 1-3 in City Block 289, to the centerline of Cantegral Street for a point for corner on a line;

THENCE in a southeasterly direction, a distance of approximately 1461.90 feet along the centerline of Cantegral Street to the intersection of the centerline of Gaston Avenue for a point for corner;

THENCE in a southwesterly direction along said centerline of Pacific Avenue/Gaston Avenue a distance of approximately 513.34 feet to the intersection of the centerline of Good Latimer Expressway, the PLACE OF BEGINNING and containing 1,702,671.666 square feet or 39.087 acres of computed land, more or less.

SUBAREA 6

(description is counter clockwise)

BEING an area of land located within the following City Blocks 512, 508, A/508, 509, A/509, 507, 1/507, 2/507, 3/507, B/333, A/333, 334, C/334, 1/503, B/503, A/503, A/502, 2/288, and further described as follows:

BEGINNING at the intersection of the centerlines of Hall Street and San Jacinto Street, the PLACE OF BEGINNING;

THENCE in a southwesterly direction along the centerline of San Jacinto Street, a distance of approximately 1135.34 feet to the northwesterly projection of the southwest line of platted Lot 1 in City Block 2/288 to a point for corner on a line;

THENCE in a southeasterly direction along said projection of the southwest line of platted Lot 1 in City Block 2/288 and continuing along the southwest line of said platted Lot, continuing past the southwest lines of platted Lots 2-18 in said City Block, a distance of approximately 579.13 feet to the southwest corner of platted Lot 18 in City Block 2/288 to a point for corner;

THENCE in a northeasterly direction along the southeastern line of platted Lot 18 in City Block 2/288 and continuing along the northeast projection of said platted Lot line crossing Liberty Street, a distance of approximately 123.69 feet to the southernmost corner of platted Lot 19 in City Block A/502 to a point for corner;

THENCE in a northeasterly direction along the southeastern line of platted Lot 19 in City Block A/502 and continuing along said line approximately 130.26 feet, passing platted Lots 18 and 17 in said City Block, to the easternmost corner of platted Lot 17 in City Block A/502 to a point for corner;

THENCE in a northwesterly direction along the northeastern line of said platted Lot 17 in City Block A/502, a distance of approximately 16.72 feet to the southernmost point of platted Lot 6 in City Block A/502 to a point for corner;

THENCE in a northeasterly direction along the southeastern line of platted Lot 6 in City Block A/502 and continuing along said common line between City Blocks 502 and A/502, a distance of approximately 382.86 feet to the point of intersection with the centerline of Pavillion Street to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Pavillion Street, a distance of approximately 475.90 feet, crossing Trevolle Place and Bryan Street and continuing along the common line between between the platted Lot 6 in City Block B/500 and platted Lots 1-5 in City Block B/500, to the centerline of Carmel Street to a point for corner on a line;

THENCE in a northeasterly direction along the centerline of Carmel Street, a distance of approximately 301.26 feet to the intersection of the centerline of Skiles Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Skiles Street, a distance of approximately 271.27 feet to the intersection of the centerline of Bryan Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Bryan Street, a distance of approximately 400.80 feet to the intersection of the centerline of Sanborn Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Sanborn Street, a distance of approximately 200.52 feet to the intersection of the southwesterly projection of common line between City Blocks 1/507 and 3/507, said point also being approximately 200.52 feet northwest of the intersection of the centerlines of Sanborn Street and Bryan Street, to a point for corner on a line;

THENCE in a northeasterly direction along said projected line, a distance of approximately 203.36 feet and continuing to the intersection of the centerline of McCoy Street to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of McCoy Street, a distance of approximately 24.1 feet to the southwestern projection of the centerline of an alley between City Blocks A/509 and B/509, said point also being approximately 170 feet northwest of the centerlines of McCoy Street and Bryan Street, for a point to corner on a line;

THENCE in a northeasterly direction along said alley centerline, crossing Villars Street continuing along the centerline of the alley running through City Block A/510 a distance of approximately 429.36 feet to the northwestern projection of the northeastern line of platted Lot 41 in City Block A/510 to a point for corner on a line;

THENCE in a southeasterly direction along said line a distance of approximately 169.93 feet to the intersection of the centerline of Bryan Street to a point for corner on a line;

THENCE in a northeasterly direction along the centerline of Bryan Street a distance of approximately 216.18 feet to the intersection of the centerline of Pecos Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Pecos Street a distance of approximately 551.16 feet to the intersection of the northeasterly projection of the centerline of the alley (dividing line) between Lot 1-7 in City Block 511 and Lots 8-14 in City Block A/511 to a point for corner on a line;

THENCE in a southwesterly direction along said alley centerline line a distance of approximately 411.46 feet to the intersection of the centerline of Villars Street to a point for corner on a line;

THENCE in a northwesterly direction along the centerline of Villars Street a distance of approximately 211.77 feet to the intersection of the centerline of San Jacinto Street to a point for corner;

THENCE in a southwesterly direction along the centerline of San Jacinto Street a distance of approximately 233.53 feet to the intersection of the centerline of McCoy Street to a point for corner;

THENCE in a northwesterly direction along the centerline of McCoy Street a distance of approximately 205.30 feet to the point of intersection of the northeast projection of the common line between Tracts N and Lot H in City Block 512, said point also being approximately 205 feet northwest of the intersection of the centerlines of McCoy Street and San Jacinto Street, to a point for corner on a line;

THENCE in a southwesterly direction along said line, a distance of approximately 201.37 feet to the southernmost corner of Lot H in City Block 512 to a point for corner;

THENCE in a northwesterly direction along the southwest line of said Lot H in City Block 512 a distance of approximately 34.75 feet to the point of intersection with a 35 x 93 Tract of land inside of City Block 512 to a point for corner on a line;

THENCE in a southwesterly direction along said Tract line a distance of approximately 89.64 feet to the point of intersection with the east line of Lot 6 in City Block 512 following along the east line of said Lot 6 northwesterly approximately 5.19 feet, continuing along said north line of Lot 6 in a southwesterly direction approximately 128.53 feet to the intersection of the centerline of Hall Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Hall Street a distance of approximately 251.34 feet to the intersection of the centerline of San Jacinto Street, the POINT OF BEGINNING and containing 1,515,312.676 square feet or 34.786 acres of computed land, more or less.

SUBAREA 7 - Tract 1

(description is counter clockwise)

BEING an area of land located within the following City Blocks 3/506, 4/505, 504, 4/505, 1/287, 2/288, 1/289, 308, 502, A/502, B/500, 500 and further described as follows:

BEGINNING at the intersection of the centerlines of Hall Street and San Jacinto Street, the PLACE OF BEGINNING;

THENCE in a southwesterly direction along the centerline of San Jacinto Street, a distance of approximately 1135.34 feet to the northwesterly projection of the common line between Lots 1-18 and Lot 13A in City Block 2/288 to a point for corner on a line;

THENCE in a southeasterly direction along said common Lot line in City Block 2/288, a distance of approximately 579.13 feet to the southwest corner of platted Lot 18 and an interior southwest corner of Lot 13A in City Block 2/288 to a point for corner;

THENCE in a northeasterly direction along the southeastern line of platted Lot 18 in City Block 2/288 and continuing along the northeast projection of said platted Lot line crossing Liberty Street, a distance of approximately 123.69 feet to the southernmost corner of platted Lot 19 in City Block A/502 to a point for corner;

THENCE in a northeasterly direction along the southeastern line of platted Lot 19 in City Block A/502 and continuing along said line approximately 130.26 feet, passing platted Lots 18 and 17 in said City Block to the easternmost corner of platted Lot 17 in City Block A/502, to a point for corner;

THENCE in a northwesterly direction along the northeastern line of said platted Lot 17 in City Block A/502, a distance of approximately 16.72 feet to the southernmost point of platted Lot 6 in City Block A/502, also being the common line between Lots in City block 502 and A/502 to a point for corner;

THENCE in a northeasterly direction along the southeastern line of platted Lot 6 in City Block A/502 and continuing along said common line between City Block 502 and A/502 a distance of approximately 382.86 feet to the point of intersection with the centerline of Pavillion Street to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Pavillion Street, a distance of approximately 475.90 feet, crossing Trevolle Place and Bryan Street and continuing along the common line between the platted Lot 6 in City Block B/500 and platted Lots 1-5 in City Block B/500, to the centerline of Carmel Street to a point for corner on a line;

THENCE in a southwesterly direction along the centerline of Carmel Street a distance of approximately 805.96 feet, passing the southwesterly curve in Carmel Street and continuing along the southwest projection of the centerline of Carmel Street to a point within platted Lot 1 in City Block 1/289, said point being offset 43.28 feet northeast of the southeasterly projection of the current centerline of Allen Street, said point also being the northeasterly projection of the common line between Lots 1 and 2 in City Block 289 to a point for corner;

THENCE in a northwesterly direction along the original southeast offset of the centerline of Allen Street a distance of approximately 278.68 feet to the intersection of the centerline of Allen Street (originally platted southern offset) and Bryan Street;

THENCE in a southwesterly direction along the centerline of Bryan Street a distance of approximately 43.28 feet to the point of intersection with the centerline of Allen Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Allen Street a distance of approximately 984.12 feet to the southwest projection line of platted Lot 1C in City Block 1/287 to a point for corner;

THENCE in a northeasterly direction along the southwest projection line of platted Lot 1C in City Block 1/287 and continuing along the northwest line of said platted Lot, a distance of approximately 185.17 feet to the northwestern corner of said platted Lot to a point for corner;

THENCE in a southeasterly direction along the northern offset of said platted Lot 1C in City Block 1/287 a distance of approximately 25 feet to a point for corner;

THENCE in a northeasterly direction along the northern offset of said platted Lot 1C in City Block 1/287 crossing Liberty Street and continuing along the centerline of Vann Court a distance of approximately 1146.41 feet to the intersection of the centerline of Hall Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Hall Street a distance of approximately 208.77 feet to the intersection of the centerline of San Jacinto Street, the PLACE OF BEGINNING and containing 777,128.247 square feet or 17.89 acres of computed land, more or less

SUBAREA 7**Tract 2**

BEING an area of land located within the following City Blocks 513, 514, 511, 643, A/718, A/510, B/509, 1/507, A/501 and further described as follows:

BEGINNING at the intersection of the centerlines of San Jacinto Street and McCoy Street, the PLACE OF BEGINNING;

THENCE in a northwesterly direction along the centerline of Ross Avenue a distance of approximately 222.32 feet to the point of intersection with common line between Tracts 1 and 9 in City Block 513 to a point for corner;

THENCE in a northeasterly direction along said line approximately 169.52 feet to the point of intersection with the southeast corner of Tract 1 in City Block 513 to a point for corner;

THENCE in a northwesterly direction along said northeast line of Tract 1 line approximately 17.98 feet to the point of intersection with the southwest corner of Tract 3 of the Mbogo tract to a point for corner on a line;

THENCE in a northeasterly direction along the southeast line of said Tract 3 of the Mbogo tract, a distance of approximately 151.71 feet to the point of intersection with the centerline of Villars Street to point for corner;

THENCE in a southeasterly direction along the centerline of Villars Street a distance of approximately 27.36 feet to the southwesterly projection line of a the most southwestern corner of the interior edge of a (14,674.86 square foot) DISD tract of land in City Block 514 to a point for corner;

THENCE in a northeasterly direction along said line approximately 252.54 feet to the point of intersection with the northeasterly projection of the south line of a (14,674.86 square foot) DISD tract of land in same Block 514, said line being approximately 174 feet south of and parallel to Ross Avenue to a point for corner on a line;

THENCE in a southeasterly direction along said line a distance of approximately 200.09 feet to the centerline of San Jacinto Street (southeast offset) to a point for corner on a line;

THENCE in a northeasterly direction along the centerline of San Jacinto Street (southeast offset) a distance of approximately 289.75 feet to the intersection of the centerline of Washington Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Washington Avenue a distance of approximately 1028.45 feet to the intersection of the centerline of Convent Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Convent Street a distance of approximately 463.97 feet to the intersection of the centerline of Adair Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Adair Street a distance of approximately 263.58 feet to the intersection of the centerline of Live Oak Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Live Oak Street, passing Floride Street and Hall Street, a distance of approximately 1017.34 feet to the intersection of the centerline of Skiles Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Skiles Street a distance of approximately 525.74 feet to the intersection of the centerline of Bryan Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Bryan Street a distance of approximately 400.80 feet to the intersection of the centerline of Sanborn Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Sanborn Street, a distance of approximately 200.52 feet to the intersection of the southwesterly projection of common line between City Blocks 1/507 and 3/507, said point also being approximately 200.52 feet northwest of the intersection of the centerlines of Sanborn Street and Bryan Street, to a point for corner on a line;

THENCE in a northeasterly direction along said line a distance of approximately 203.36 feet to the intersection of the centerline of McCoy Street to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of McCoy Street, a distance of approximately 24.1 feet to the southwestern projection of the centerline of an alley between City Blocks A/509 and B/509, said point also being approximately 170 feet northwest of the centerlines of McCoy Street and Bryan Street, for a point to corner on a line;

THENCE in a northeasterly direction along said alley centerline, crossing Villars Street continuing along the centerline of the alley running through City Block A/510 a distance of approximately 429.36 feet to the northwestern projection of the northeastern line of platted Lot 41 in City Block A/510 to a point for corner on a line;

THENCE in a southeasterly direction along said line a distance of approximately 169.93 feet to the intersection of the centerline of Bryan Street to a point for corner on a line;

THENCE in a northeasterly direction along the centerline of Bryan Street a distance of approximately 216.18 feet to the intersection of the centerline of Pecos Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Pecos Street a distance of approximately 551.16 feet to the intersection of the northeasterly projection of the centerline of the alley (dividing line) between Lot 1-7 in City Block 511 and Lots 8-14 in City Block A/511 to a point for corner on a line;

THENCE in a southwesterly direction along said alley centerline line a distance of approximately 411.46 feet to the intersection of the centerline of Villars Street to a point for corner on a line;

THENCE in a northwesterly direction along the centerline of Villars Street a distance of approximately 211.77 feet to the intersection of the centerline of San Jacinto Street to a point for corner;

THENCE in a southwesterly direction along the centerline of San Jacinto Street a distance of approximately 233.53 feet to the intersection of the centerline of McCoy Street, the PLACE OF BEGINNING and containing 1,156,747.092 square feet or 26.555 acres of computed land, more or less.

SUBAREA 8

BEING an area of land located within the following City Blocks 641, 642, 1/642, 2/642, 3/642, 5/642, 644, 645, 1/645, 2/645, A/645, A/719, 722 and further described as follows:

BEGINNING at the intersection of the centerlines of Washington Avenue and Convent Street, the PLACE OF BEGINNING;

THENCE in a northwesterly direction the following 2 calls:

North 46 degrees 26 minutes 16 seconds West a distance of 1028.45 feet

North 46 degrees 21 minutes 06 seconds West a distance of 235.00 feet

along the centerline of Washington Avenue to the intersection of the southwest projection of the common line between Tracts 1 and 2 in City Block 641 and platted Lot 1 of the Washington Street Townhomes Addition in said City Block, said point also being approximately 140 feet southeast of the intersection of the centerlines of Ross Avenue and Washington Avenue, to a point for corner on a line;

THENCE North 44 degrees 57 minutes 21 seconds East, a distance of 1036.20 feet continuing along said projected common line, crossing Caddo Street, to the intersection of the centerline of Haskell Avenue to a point for corner on a line;

THENCE in a southeasterly direction along the centerline of Haskell Avenue to the intersection of the centerline of Live Oak Street the following 2 calls to a point for corner;

South 45 degrees 38 minutes 01 seconds East a distance of 266.87 feet

South 45 degrees 17 minutes 37 seconds East a distance of 1257.84 feet

THENCE South 44 degrees 59 minutes 14 seconds West a distance of 814.77 feet along the centerline of Live Oak Street to the intersection of the centerline of St. Joseph Street to a point for corner;

THENCE North 46 degrees 50 minutes 23 seconds West a distance of 263.20 feet along the centerline of St. Joseph Street to the intersection of the centerline of Convent Street to a point for corner;

THENCE South 44 degrees 23 minutes 15 seconds West a distance of 191.00 feet along the centerline of Convent Street to the intersection of the centerline of Washington Avenue, the PLACE OF BEGINNING and containing 1,508,712.516 square feet or 34.63 acres of computed land, more or less.

SUBAREA 9

Chapter 51A Zoning District designations as indicated on the Official Zoning Map

BEING an area of land located within in the following City Blocks: 4/714, 3/713, 2/715, 1/716, 712, 1/712, 12/724, 725, 3/726, 9/738, 9/739, 8/768, and further described as follows:

BEGINNING at the intersection of the centerlines of San Jacinto Street and Peak Street, the PLACE OF BEGINNING;

THENCE North 44 degrees, 13 minutes, 47 seconds, East a distance of 751.54 feet along the centerline of San Jacinto Street to the intersection of the centerline of Carroll Avenue;

THENCE South 44 degrees, 23 minutes, 24 seconds, East a distance of 366.82 feet along the centerline of Carroll Avenue to the intersection of the centerline of Scurry Street;

THENCE South 44 degrees, 54 minutes, 11 seconds, West a distance of 369.81 feet along the centerline of Scurry Street to the intersection of the centerline of Burlew Street;

THENCE South 45 degrees, 29 minutes, 58 seconds, East a distance of 185.24 feet along the centerline of Burlew Street to a point for corner on a line that is the northeasterly projection of the common line between Lots 1 and 3 in City Block 2/715, said line being 142 feet north of the northwest line of Bryan Street;

THENCE following along said line, continuing around the boundary of Lot 1 in City Block 2/715 and to the point of intersection with the centerline of Bryan Street the following (4) four calls:

South 45 degrees, 09 minutes, 42 seconds, West, a distance of 23.01 feet;

South 44 degrees, 52 minutes, 58 seconds, West a distance of 80.00 feet;

South 45 degrees, 07 minutes, 00 seconds, East a distance of 142.00 feet;

South 44 degrees, 31 minutes, 12 seconds, East a distance of 35.76 feet;

THENCE North 44 degrees, 26 minutes, 07 seconds, East a distance of 101.95 feet along the centerline of Bryan Street to the intersection of the centerline of Burlew Street;

THENCE North 44 degrees, 19 minutes, 25 seconds, West along the centerline of Burlew Street a distance of 126.72 feet to a point for corner on a line, said point being the southwesterly

projection of the line diving Lot 4 in City Block 1/716, said line being 92 feet north of Bryan Street;

THENCE following along said line, continuing around the boundary of Lot 4 in City Block 1/716 and to the point of intersection with the centerline of Bryan Street the following (4) four calls:

North 44 degrees, 02 minutes, 51 seconds, East a distance of 16.66 feet;

North 44 degrees, 52 minutes, 40 seconds, East a distance of 80.01 feet;

North 45 degrees, 07 minutes, 00 seconds, East a distance of 92.00 feet;

North 45 degrees, 02 minutes, 45 seconds, East a distance of 34.04 feet;

THENCE North 44 degrees, 44 minutes, 54 seconds, East a distance of 268.60 feet along the centerline of Bryan Street to the intersection with the centerline of Carroll Avenue;

THENCE North 44 degrees, 38 minutes, 20 seconds, West along the centerline of Carroll Avenue a distance of 258.65 feet to the point of intersection with the southwesterly projection of the centerline of the alley in City Block 712, said point being 210 feet north of the northwest line of Bryan Street;

THENCE the following (11) eleven calls through said City Block 712 on both sides of Holly Ave, continuing along the common line between City Block 712 and 1/712, crossing Bryan Street and continuing along the west and south line of Lot 8B in City Block 3/726 and further projected to the point of intersection with the centerline of Annex Avenue to a point for corner:

THENCE North 44 degrees, 30 minutes, 58 seconds, East, a distance of 193.91 feet;

THENCE South 45 degrees, 00 minutes, 19 seconds, East, a distance of 5.98 feet;

THENCE North 44 degrees, 19 minutes, 06 seconds, East, a distance of 99.84 feet;

THENCE North 42 degrees, 59 minutes, 23 seconds, East, a distance of 29.83 feet;

THENCE North 42 degrees, 35 minutes, 59 seconds, East, a distance of 72.31 feet;

THENCE South 42 degrees, 23 minutes, 12 seconds, East, a distance of 25.45 feet;

THENCE South 44 degrees, 25 minutes, 07 seconds, East, a distance of 110.02 feet;

THENCE South 45 degrees, 45 minutes, 17 seconds, East, a distance of 80.52 feet;

THENCE South 46 degrees, 01 minutes, 51 seconds, East, a distance of 80.97 feet;

THENCE South 45 degrees, 19 minutes, 06 seconds, East, a distance of 100 feet;

THENCE North 44 degrees, 04 minutes, 26 seconds, East a distance of 210.30 feet;

THENCE South 43 degrees, 56 minutes, 50 seconds, East a distance of 125.63 feet along the centerline of Annex Avenue to the point of intersection with the centerline of Hoover Court (alley/right-of-way);

THENCE South 44 degrees, 14 minutes, 55 seconds, West a distance of 607.96 feet along the centerline of Hoover Court (alley/right-of-way) to the point of intersection with the centerline of Carroll Avenue;

THENCE South 44 degrees, 56 minutes, 18 seconds, East along the centerline of Carroll Avenue distance of 1296.64 feet to the point of intersection with the northeasterly projection of the common line to the point of intersection with the common line between the original platted Lot 5 (on the north) and Lot 4 (on the south) in City Block 8/768 to a point for corner;

THENCE the following (11) eleven calls through said City Block, along the common lines between Lots/Tracts 5, 6, 7, 8 (on the north) and Lots 1, 2, 3, 4, (on the south) in City Block 8/768 and further projected to the point of intersection with the centerline of North Carroll Ave to a point for corner:

THENCE South 44 degrees, 58 minutes, 57 seconds, West, a distance of 214.06 feet;

THENCE North 49 degrees, 00 minutes, 00 seconds, West, a distance of 5.46 feet;

THENCE South 44 degrees, 59 minutes, 59 seconds, West, a distance of 74.76 feet;

THENCE South 44 degrees, 48 minutes, 39 seconds, East, a distance of 2.6 feet;

THENCE South 47 degrees, 35 minutes, 45 seconds, West, a distance of 75.06 feet;

THENCE South 44 degrees, 35 minutes, 33 seconds, East, a distance of 3 feet;

THENCE South 45 degrees, 11 minutes, 56 seconds, West, a distance of 32 feet;

THENCE South 49 degrees, 17 minutes, 07 seconds, West, a distance of 27.97 feet;

THENCE South 45 degrees, 11 minutes, 34 seconds, West, a distance of 241.47 feet;

THENCE South 23 degrees, 12 minutes, 01 seconds, West, a distance of 30.08 feet;

THENCE South 51 degrees, 03 minutes, 19 seconds, West, a distance of 33.21 feet;

THENCE in a northwesterly direction along the centerline of Peak Street the following (3) calls:

North 45 degrees, 18 minutes, 20 seconds, West a distance of 288.67 feet;

North 45 degrees, 22 minutes, 08 seconds, West a distance of 733.88 feet;

North 45 degrees, 25 minutes, 29 seconds, West a distance of 1260.24 feet, to the intersection with the centerline of San Jacinto Street, the PLACE OF BEGINNING and containing 1,776,598.76 square feet or 40.785 acres of computed land, more or less.

SUBAREA 10

Tract 1

BEING an area of land located within the following City Blocks 289, 1/289, 308, A/309, B/309, C/306, 2/324, 2/325, 1/496, 307, 310, A/310, 2/324, 2/325 499, A/499 and further described as follows:

BEGINNING at the intersection of the centerlines of Live Oak Street and Floride Street, the PLACE OF BEGINNING;

THENCE South 44 degrees, 52 minutes, 12 seconds, East a distance of 257.47 feet along the centerline of Floride Street to a point for corner on a line;

THENCE South 44 degrees, 56 minutes, 59 seconds, West a distance of 28.64 feet to a point for corner;

THENCE South 45 degrees, 03 minutes, 01 seconds, East a distance of 3.90 feet to a point for corner;

THENCE South 44 degrees, 44 minutes, 32 seconds, West a distance of 188.09 feet to a point for corner;

THENCE North 43 degrees, 23 minutes, 52 seconds, West a distance of 87.57 feet to a point for corner;

THENCE South 44 degrees, 11 minutes, 47 seconds, West a distance of 171.02 feet to the intersection of the centerline of Hall Street to a point for corner on a line;

THENCE South 46 degrees, 34 minutes, 15 seconds, East along the centerline of Hall Street a distance of 149.89 feet to a point for corner on a line;

THENCE South 43 degrees, 05 minutes, 49 seconds, West a distance of 46.73 feet to a point for corner;

THENCE South 44 degrees, 55 minutes, 49 seconds, West a distance of 150.60 feet to the intersection of the centerline of Skiles Street;

THENCE South 45 degrees, 48 minutes, 11 seconds, East a distance of 62.50 feet along the centerline of Skiles Street to the intersection of the centerline of Greenwood Street;

THENCE South 44 degrees, 17 minutes, 16 seconds, West a distance of 547.58 feet along the centerline of Greenwood Street to the intersection of the centerline of Oaks Street;

THENCE North 46 degrees, 57 minutes, 02 seconds, West a distance of 63.38 feet along the centerline of Oaks Street to the point of intersection with a line that is 279.39 feet south and parallel to Live Oak Street;

THENCE South 45 degrees, 18 minutes, 39 seconds, West a distance of approximately 312.55 feet along said line, crossing through platted Lot 1A in City Block 307, to the intersection of the centerline of Liberty Street to a point for corner;

THENCE South 45 degrees, 32 minutes, 15 seconds, East a distance of 130.77 feet along the centerline of Liberty Street to the intersection of the centerline of Florence Street to a point for corner;

THENCE South 44 degrees, 36 minutes, 29 seconds, West a distance of 775.23 feet along the centerline of Florence Street to the intersection of the centerline of Cantegral Street to a point for corner;

THENCE North 45 degrees, 43 minutes, 03 seconds, West a distance of 442.83 feet along the centerline of Cantegral Street to the intersection with the centerline of Live Oak Street to a point for corner on a line;

THENCE North 45 degrees, 03 minutes, 54 seconds, West a distance of 256.78 feet continuing along the centerline of Cantegral Street to the point of intersection with a line that is the southwesterly projection of the common line between Lots 1 and 2 in City Block, said line being approximately 226.00 feet south and parallel to Bryan Street;

THENCE in a northeasterly direction along said projected line, crossing Cantegral Street, Texas Street, through City Block 1/289, Liberty Street, through City Block 308 and along the centerline of Carmel Street to the point of intersection with the northwesterly projection of the common line between the east line of the Lot 1A and the west line of Lot 6 in City Block 308 the following (4) four calls:

North 44 degrees, 54 minutes, 32 seconds East, a distance of 199.31 feet

North 41 degrees, 36 minutes, 30 seconds East, a distance of 35.54 feet

North 44 degrees, 27 minutes, 59 seconds East, a distance of 682.02 feet

North 44 degrees, 29 minutes, 25 seconds East, a distance of 118.05 feet

THENCE South 46 degrees, 31 minutes, 37 seconds East, a distance of 255.1 feet along said common line to the point of intersection with centerline of Live Oak Street to a point for corner;

THENCE North 44 degrees, 26 minutes, 48 seconds East, a distance of 199.93 feet along the centerline of Live Oak Street to a point for corner with the southeasterly projection of the common line between Blocks 308 and 309 to a point for corner on a line;

THENCE North 45 degrees, 39 minutes, 10 seconds West, a distance of 254.92 along said common Block line to the intersection of the centerline of Carmel Street to a point for corner;

THENCE North 44 degrees, 28 minutes, 23 seconds East, a distance 375.32 feet continuing along the centerline of Carmel Street to the intersection of the centerline of Skiles Street to a point for corner;

THENCE South 45 degrees, 57 minutes, 33 seconds East, a distance of 254.63 feet along the centerline of Skiles Street to the intersection of the centerline of Live Oak Street to a point for corner;

THENCE North 44 degrees, 11 minutes, 31 seconds East, a distance of 602.11 feet along the centerline of Live Oak Street to the intersection of the centerline of Floride Street, the PLACE OF BEGINNING and containing 1,163,996.22 square feet or 26.721 acres of computed land, more or less.

SUBAREA 10

Tract 2

BEING an area of land located within the following City Blocks 720, 721, 1/741, 2/741, A/742, 743, 744, 10/740, and further described as follows:

BEGINNING at the intersection of the centerlines of Peak Street and Live Oak Street, the PLACE OF BEGINNING;

THENCE South 45 degrees, 22 minutes, 8 seconds, East, a distance of 733.88 feet;

THENCE South 44 degrees, 40 minutes, 25 seconds, West, a distance of 354.39 feet;

THENCE North 45 degrees, 6 minutes, 44 seconds, West, a distance of 339 feet;

THENCE South 45 degrees, 43 minutes, 10 seconds, West, a distance of 360.42 feet;

THENCE North 44 degrees, 43 minutes, 42 seconds, West, a distance of 31.32 feet;

THENCE South 45 degrees, 18 minutes, 21 seconds, West, a distance of 363.56 feet;

THENCE North 50 degrees, 49 minutes, 33 seconds, West, a distance of 28.31 feet;

THENCE South 46 degrees, 44 minutes, 8 seconds, West, a distance of 170.79 feet;

THENCE North 47 degrees, 28 minutes, 5 seconds, West, a distance of 112.06 feet;

THENCE South 45 degrees, 13 minutes, 10 seconds, West, a distance of 95.94 feet;

THENCE South 47 degrees, 22 minutes, 1 seconds, East, a distance of 11.91 feet;

THENCE South 45 degrees, 9 minutes, 35 seconds, West, a distance of 172.65 feet;

THENCE South 48 degrees, 4 minutes, 47 seconds, East, a distance of 108.91 feet;

THENCE South 44 degrees, 52 minutes, 37 seconds, West, a distance of 239.89 feet;

THENCE South 44 degrees, 16 minutes, 59 seconds, West, a distance of 100 feet;
THENCE North 45 degrees, 43 minutes, 1 seconds, West, a distance of 50 feet;
THENCE North 44 degrees, 44 minutes, 53 seconds, East, a distance of 12.03 feet;
THENCE North 45 degrees, 43 minutes, 1 seconds, West, a distance of 51.46 feet;
THENCE South 44 degrees, 16 minutes, 59 seconds, West, a distance of 110.5 feet;
THENCE North 45 degrees, 17 minutes, 57 seconds, West, a distance of 231.42 feet;
THENCE South 44 degrees, 24 minutes, 53 seconds, West, a distance of 231.25 feet;
THENCE North 46 degrees, 12 minutes, 28 seconds, West, a distance of 263.58 feet;
THENCE North 44 degrees, 28 minutes, 5 seconds, East, a distance of 654.97 feet;
THENCE South 46 degrees, 50 minutes, 30 seconds, East, a distance of 262.43 feet;
THENCE North 45 degrees, 2 minutes, 28 seconds, East, a distance of 1529.01 feet, along the centerline of Live Oak Street to the intersection of the centerline of Peak Street, the PLACE OF BEGINNING and containing 957,598.503 square feet or 21.983 acre of computed land, more or less.

SUBAREA 10A

(Subarea described to property lines-shown to street centerlines on Tract Map)
Expansion under case Z145-123

DESCRIPTION of a 3.467 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being all or part of the following Blocks: 499, 743, 744 and 745, all of the Official Block Numbers of the City of Dallas, Texas; said tract also being part of Adair Street and Gordon Street; said 3.467 acre tract being more particularly described as follows:

BEGINNING, at the intersection of the southeast right-of-way line of Live Oak Street and the southwest right-of-way line of Gordon Street; said point being the northernmost corner of Lot 1, Block 744, Bio-Medical Applications, an addition to the City of Dallas, Texas according to the plat recorded in Volume 75089, Page 952 of the Deed Records of Dallas County, Texas;

THENCE, South 45 degrees, 46 minutes, 59 seconds, East, along the said southwest line of Gordon Street, a distance of 201.76 feet to a point for corner;

THENCE, North 44 degrees, 16 minutes, 59 seconds East, departing the said southwest line of Gordon Street, at a distance of 42.61 feet passing the northeast right-of-way line of said Gordon Street and the southernmost corner of a tract of land described in General Warranty Deed to S. Milford David 1989, LLC recorded in Instrument No. 201200119175 of the Official Public Records of Dallas County, Texas, continuing along the southeast line of said S. Milford David

1989, LLC tract in all a total distance of 129.61 feet to a point for corner; said point being an ell corner of said S. Milford David 1989, LLC tract;

THENCE, South 45 degrees, 43 minutes, 01 seconds, East, along a southwest line of said S. Milford David 1989, LLC tract, a distance of 51.46 feet to a point for corner in the northwest line of a tract of land described in Warranty Deed to S. Milford David 1989 Joint Venture recorded in Volume 90067, Page 4601 of said Deed Records;

THENCE, South 44 degrees, 16 minutes, 59 seconds, West, along the said northwest line of the S. Milford David 1989 Joint Venture tract, a distance of 12.00 feet to a point for corner; said point being the westernmost corner of said S. Milford David 1989 Joint Venture tract;

THENCE, South 48 degrees, 17 minutes, 27 seconds, West, a distance of 285.92 feet to a point for corner at an angle point in the northeast right-of-way line of Adair Street and an ell corner of said Lot 1, Block 744;

THENCE, South 44 degrees, 13 minutes, 42 seconds, West, along the said northeast line of Adair Street, at a distance of 20.00 feet passing an angle point in the said northeast line of said Adair Street, continuing in all a total distance of 39.64 feet to a point in the southwest right-of-way line of said Adair Street;

THENCE, South 45 degrees, 15 minutes, 13 seconds, West, departing the said southwest line of Adair Street, a distance of 405.90 feet to a point for corner in the northeast right-of-way line of Floride Street;

THENCE, North 45 degrees, 03 minutes, 01 seconds, West, along the said northeast line of Floride Street and the southwest line of said Lot 1A, Block 745, a distance of 223.26 feet to a point for corner at the south end of a right-of-way corner clip at the intersection of the said northeast line of Floride Street and the said southeast line of Live Oak Street;

THENCE, North 00 degrees, 20 minutes, 46 seconds, West, along said corner clip, a distance of 14.21 feet to a point for corner;

THENCE, in a northeasterly direction, along the said southeast line of Live Oak Street, the following three (3) calls:

North 44 degrees, 21 minutes, 29 seconds, East, a distance of 385.92 feet to a point for corner;

North 89 degrees, 39 minutes, 14 seconds, East, a distance of 8.97 feet to a point for corner;

North 44 degrees, 16 minutes, 09 seconds, East, a distance of 207.93 feet to the POINT OF BEGINNING; and CONTAINING: 151,038 square feet or 3.467 acres of land, more or less.

SUBAREA 10B

ORD_29390 (CC-06/25/2014) under case Z134-150

BEING a 0.9161 acre tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas and being all of Lots 6, 7, 8, and 9, Block 308 of the Building Association Ground Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 34, Page 306, Map Records, Dallas County, Texas and also being all of that tract of land conveyed by deed to Locksmith Lot Development, LP recorded in Volume 200600176623, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at ½ inch iron rod set for corner in the northwesterly right-of-way line of Live Oak Street (an 80' ROW) and being the east corner of said Lot 9 and also being the south corner of Live Oak Townhomes Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 2003016, Page 58, Plat Records, Dallas County, Texas (PRDCT),

THENCE South 45 degrees, 00 min 00 sec West, along the northwesterly right-of-way line of said Live Oak Street, a distance of 200.37 feet to a ½ inch iron rod set for corner and being the east corner of Lot 1A, Block 308 of Jefferson @ Bryan Place, an addition to the City of Dallas, according to the plat thereof recorded in Volume 98057, Page 62, PRDCT, and also being the south corner of said Lot 6,

THENCE North 45 degrees, 11 min 21 sec West, along the northeasterly line of said Lot 1 A, a distance of 199.91 feet to a ½ inch iron rod set for corner in the southeasterly right-of-way line of Carmell Street (20' ROW) and being the east most northeast corner of said Lot 1A and also being the west corner of said Lot 6,

THENCE North 45 degrees, 00 min 00 sec East, along the southeasterly right-of-way line of said Carmell Street, a distance of 198.89 feet to a ½ inch iron rod set for corner and being the north corner of said Lot 9,

THENCE South 45 degrees, 36 min 52 sec East, passing at a distance of 5.00 feet the west corner of said Live Oak Townhome Addition and continuing along the southwestern line of said Live Oak Townhome Addition, a distance of 199.91 feet to the POINT OF BEGINNING and containing 39,905 sq. ft. or 0.9160 acres of land.

SUBAREA 11 *(has 7 Tracts)***Tract 1**

BEING an area of land located within the following City Blocks 326, A/495, 307, 497, B/498, 327, A/327, A/329, 1/492, 494 and further described as follows:

BEGINNING at the intersection of the centerlines of Cantegral Street and Florence Street, the PLACE OF BEGINNING;

THENCE North 44 degrees 36 minutes 29 seconds East, a distance of 775.53 feet along the centerline of Florence Street to the intersection of the centerline of Liberty Street to a point for corner;

THENCE North 45 degrees 32 minutes 15 seconds West, a distance of 130.77 feet;

THENCE North 45 degrees 18 minutes 39 seconds East, a distance of 312.55 feet to the intersection of the centerline of Oaks Street;

THENCE South 46 degrees 57 minutes 2 seconds East, a distance of 63.38 feet along the centerline of Oaks Street to the intersection of the centerline of Greenwood Street to a point for corner;

THENCE North 44 degrees 17 minutes 16 seconds East, a distance of 547.58 feet along the centerline of Greenwood Street to the intersection of the centerline of Skiles Street;

THENCE South 45 degrees 23 minutes 46 seconds East, a distance of 480.18 along the centerline of Skiles Street to the intersection of the centerline of Swiss Avenue;

THENCE South 48 degrees 41 minutes 32 seconds West, a distance of 284.32 feet along the centerline of Swiss Avenue to the point of intersection with the northwestern projection of the common line between platted Lots 6 and 7 in City Block 494, said point also being approximately 256 feet northeast of the intersection of Swiss Avenue and Oaks Street, to a point for corner on a line;

THENCE in a southeasterly direction along said common line the following (4) calls from the centerline of Swiss Circle to the centerline of Floyd Street and continuing along the common line between platted Lots 12 and 13 in said same Block:

South 41 degrees 29 minutes 34 seconds East, a distance of 30.85 feet

South 42 degrees 33 minutes 23 seconds East, a distance of 110.14 feet

South 41 degrees 32 minutes 00 seconds East, a distance of 113 feet

South 41 degrees 22 minutes 41 seconds East, a distance of 23.69 feet to the point of intersection of the centerline of the southeastern offset of Floyd Street, to a point for corner on a line:

THENCE South 48 degrees 45 minutes 24 West, a distance of 1338.29 along the centerline of Floyd Street, crossing Oaks Street, Liberty Street, and Texas Street, to the intersection of the centerline of Cantegral Street to a point for corner;

THENCE North 45 degrees 32 minutes 53 West, a distance of 573.63 feet along the centerline of Cantegral Street to the intersection of the centerline of Florence Street, the PLACE OF BEGINNING and containing 1,030,254.12 square feet or 23.621 acres of computed land, more or less.

SUBAREA 11 - Tract 2

BEING an area of land located within City Block 499 and further described as follows:
BEGINNING at the intersection of the southwest projection of the common line between southeastern line of Lot 13 in City Block 499 and Lot 1A in City Block A/748 with the centerline of Hall Street, the PLACE OF BEGINNING;

THENCE North 46 degrees 30 minutes 49 seconds West, a distance of 86.70 feet along the centerline of Hall Street to the southwest projection line of the northwestern line of Lot 13 in City Block 499 to a point for corner on a line;

THENCE North 45 degrees 7 minutes 8 seconds East, a distance of 170.99 feet along the northwestern line of said Lot 13 in City Block 499 to a point for corner on a line;

THENCE South 45 degrees 23 minutes 31 seconds East, a distance of 84.89 feet to the southeastern corner of said Lot 13 to a point for corner;

THENCE in a southwesterly direction along the southeastern Lot line for the following (2) calls:
South 44 degrees 33 minutes 24 seconds West, a distance of 128.56 feet;

South 44 degrees 22 minutes 47 seconds West, a distance of 40.73 feet; to the point of intersection of the centerline of Hall Street, the PLACE OF BEGINNING and containing 14,595.487 square feet or 0.335 acres of land, more or less.

SUBAREA 11 - Tract 3

BEING an area of land located within Lot 2 in City Block 747 and further described as follows:

BEGINNING at the intersection of the common point of the northwestern corner of Lot 2 in City Block 747 and the most southwestern corner of Lot 1 in City Block A/499, the PLACE OF BEGINNING;

THENCE North 45 degrees 35 minutes 00 seconds East a distance of 185.50 feet along the northwestern line of said Lot 2 to the northernmost corner of said Lot 2 in City Block 747 to a point for corner;

THENCE South 44 degrees 38 minutes 20 seconds East a distance of in 60.33 feet along the eastern line of said Lot 2 to the southeastern most corner of said Lot 2 in City Block 747 to a point for corner;

THENCE South 44 degrees 15 minutes 59 seconds West a distance of 186.85 feet along the southeastern line of said Lot 2 in City Block 747 to a point for corner on a line;

THENCE North 43 degrees 28 minutes 7 seconds West a distance of 64.64 feet along the southwestern line of said Lot 2 in City Block 747, the PLACE OF BEGINNING and containing 11,630.003 square feet or 0.267 acres of land, more or less.

SUBAREA 11 - Tract 4

BEING an area of land located within City Block 2/749 and further described as follows:
BEGINNING at the intersection of the northeast line of Adair Street and southeast line of Cobb Street;

THENCE South 45 degrees 03 minutes 01 seconds East, a distance of 192.00 feet, to a point for corner;

THENCE South 45 degrees 02 minutes 40 seconds East, a distance of 39.68 feet, to a point for corner in the centerline of Swiss Avenue;

THENCE South 44 degrees 02 minutes 00 seconds West, a distance of 116.20 feet, along the centerline of Swiss Avenue to a point for corner;

THENCE North 45 degrees 28 minutes 53 seconds West, a distance of 40.18 feet, to a point for corner in the northwest line of Swiss Avenue, said point being the southernmost corner of the Bock Tract (recorded in Instrument No. 200503616166);

THENCE North 45 degrees 03 minutes 01 seconds West, a distance of 192.00 feet, to a point for corner;

THENCE North 44 degrees 16 minutes 59 seconds East, a distance of 116.50 feet, to a point for corner, the PLACE OF BEGINNING and containing 27,011.693 square feet or 0.620 acres of land, more or less.

SUBAREA 11 - Tract 5

BEING an area of land located within City Block 744 and further described as follows:

BEGINNING at the intersection of the northwest line of Cobb Street and southwest right-of-way line of Gordon Street;

THENCE, South 44 degrees 16 minutes 59 seconds West, a distance of 99.76 feet to a point for corner;

THENCE, South 44 degrees 18 minutes 24 seconds West, a distance of 21.24 feet to a point for corner;

THENCE, North 45 degrees 24 minutes 10 seconds West, a distance of 50 feet to a point for corner;

THENCE, North 44 degrees 16 minutes 59 seconds East, a distance of 19 feet to a point for corner;

THENCE, North 45 degrees 24 minutes 10 seconds West, a distance of 60 feet to a point for corner;

THENCE, North 44 degrees 17 minutes 19 seconds East, a distance of 90.39 feet to a point for corner;

THENCE, North 44 degrees 16 minutes 59 seconds East, a distance of 11.61 feet to a point for corner;

THENCE, South 45 degrees 24 minutes 10 seconds East, a distance of 110 feet to a point for corner, the PLACE OF BEGINNING and containing 12,170.289 square feet or 0.279 acres of land, more or less.

SUBAREA 11 - Tract 6

BEING an area of land located within City Block 1/749 and further described as follows:

BEGINNING at the intersection of the southeast line of Cobb Street and the westernmost corner of a tract of land described in Warranty Deed to Baylor Health Care System recorded in Instrument No. 201400014034 of the Official Public Records of Dallas County, Texas, the PLACE OF BEGINNING;

THENCE North 44 degrees 16 minutes 59 seconds East, a distance of 131.2 feet, to a point for corner;

THENCE South 45 degrees 43 minutes 01 seconds East, a distance of 191.99 feet, to a point for corner;

THENCE South 45 degrees 25 minutes 14 seconds East, a distance of 40.74 feet, to a point for corner;

THENCE South 44 degrees 32 minutes 01 seconds West, a distance of 134.02 feet, to a point for corner;

THENCE North 44 degrees 35 minutes 06 seconds West, a distance of 40.17 feet, to a point for corner;

THENCE North 45 degrees 03 minutes 01 seconds West, a distance of 192 feet, to a point for corner, the PLACE OF BEGINNING and containing 30,812.866 square feet or 0.707 acres of land, more or less.

SUBAREA 11 - Tract 7

BEING an area of land located within the following City Blocks 1/749, 2/749, 744, 743, A/742, 2/741, 1/741, 10/740, 7/767, and further described as follows:

BEGINNING at the intersection of the centerlines of Peak Street and Swiss Avenue, the PLACE OF BEGINNING;

THENCE South 45 degrees, 18 minutes, 20 seconds, East a distance of 287.67 along the centerline of Peak Street feet to the northeasterly projection of the common line between Tract 4.2 and platted Lot 16 in City Block 7/767;

The following (2) calls along said common line:

THENCE South 44 degrees, 58 minutes, 05 seconds, West a distance of 28.06 feet;

THENCE South 45 degrees, 12 minutes, 00 seconds, West a distance of 110.00 feet to the westernmost corner of said platted Lot 16 in City Block 7/767 to a point for corner;

THENCE South 44 degrees, 40 minutes, 05 seconds, East a distance of 5 feet along the northeast line of platted Lot 3F in City Block 7/767 to the northernmost corner of Lot 1 in City Block 7/767 to a point for corner;

THENCE South 45 degrees, 5 minutes, 47 seconds, West a distance of 359.53 feet along the northwestern line of said Lot 1 in City Block 7/767 and continuing along the southwestern projection of said line to the westernmost corner of Tract 20 in City Block 7/767 to a point for corner;

THENCE North 42 degrees, 21 minutes, 04 seconds, West a distance of 13.3 feet along the northeastern line of Tract 11 in City Block 7/767 to the northernmost corner of said Tract to a point for corner;

THENCE South 45 degrees, 19 minutes, 25 seconds, West a distance of 187.01 feet along the northwestern line of said Tract 11 in City Block 7/767 and continuing South 44 degrees, 36 minutes, 50 seconds, West a distance of 25.93 feet along the southwest projection of said line to the intersection of the centerline of Haskell Avenue to a point for corner;

THENCE North 45 degrees, 31 minutes, 58 seconds, West a distance of 276.82 feet along the centerline of Haskell Avenue to the intersection of the centerline of Swiss Avenue to a point for corner;

THENCE South 44 degrees, 27 minutes, 43 seconds, West a distance of 1027.44 feet along the centerline of Swiss Avenue, passing Apple Street and St. Joseph Street, to the intersection of the centerline of Washington Avenue to a point for corner;

THENCE North 43 degrees, 45 minutes, 18 seconds, West a distance of 411.28 feet along the centerline of Washington Avenue to a point for corner;

THENCE North 44 degrees, 52 minutes, 37 seconds, East a distance of 209.94 feet to the centerline of St. Joseph Street to a point for corner;

THENCE North 48 degrees, 01 minutes, 45 seconds, West a distance of 109.80 feet along the centerline of St. Joseph Street to a point for corner;

The following (6) calls within City Block 2/741 to the point of intersection with the centerline of Apple Street to a point for corner:

THENCE North 45 degrees, 09 minutes, 35 seconds, East a distance of 172.65 feet to a point for corner;

THENCE North 46 degrees, 14 minutes, 50 seconds, West a distance of 10.53 feet to a point for corner;

THENCE North 44 degrees, 43 minutes, 31 seconds, East a distance of 106.00 feet to a point for corner;

THENCE South 46 degrees, 7 minutes, 10 seconds, East a distance of 28 feet to a point a for corner;

THENCE South 45 degrees, 38 minutes, 59 seconds, East a distance of 83.70 feet to a point a for corner;

THENCE North 46 degrees, 42 minutes, 03 seconds, East a distance of 173.34 feet to a point a for corner;

THENCE South 45 degrees, 30 minutes, 04 seconds, East distance of 23.37 feet along the centerline of Apple Street a to a point for corner with the southwesterly projection of the common line between the Tracts in the north and south halves of City Block 1/741 to a point for corner;

THENCE North 45 degrees, 12 minutes, 19 seconds, East a distance of 358.67 feet to the centerline of Haskell Avenue to a point for corner;

THENCE South 45 degrees, 34 minutes, 18 seconds, East a distance of 36.60 feet along the centerline of Haskell Avenue to the intersection of the southwesterly projection of the common line between platted Lots 2 and 4 in City Block 10/740 to a point for corner;

THENCE North 45 degrees, 16 minutes, 38 seconds, East a distance of 358.64 feet along said common line crossing through City Block 1/741 to the approximate center of the northwestern line of Tract 15 in City Block 10/740 to a point for corner;

THENCE South 44 degrees, 58 minutes, 47 seconds, East a distance of 342.66 feet to the point of intersection with the centerline of Swiss Avenue to a point for corner;

THENCE North 44 degrees, 40 minutes, 28 seconds, East a distance of 354.39 feet along the centerline of Swiss Avenue to the intersection of the centerline of Peak Street, the PLACE OF BEGINNING and containing 766,895.676 square feet or 17.605 acres of land, more or less.

SUBAREA 11A

Tract 1

(Subarea described to property lines-shown to street centerlines on Tract Map)

Expansion under case Z145-123

DESCRIPTION, of an 10.925 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all or part of the following Blocks: 499, 744, 745, 746, 747, 748, 1/749 and 2/749, all of the Official Block Numbers of the City of Dallas, Texas; said tract also being part of Adair Street, Cobb Street, Floride Street and Hall Street; said 10.925 acre tract being more particularly described as follows (bearings are based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202):

COMMENCING, at the intersection of the southwest right-of-way line of N. Washington Avenue and the northwest right-of-way line of Swiss Avenue;
(N: 6,975,812.27, E: 2,496,790.60, Grid)

THENCE, South 44 degrees, 16 minutes, 59 seconds West, along the said northwest line of Swiss Avenue, a distance of 175.00 feet to a point for corner at the intersection of the said northwest line of Swiss Avenue and the northeast right-of-way line of said Gordon Street;

THENCE, North 45 degrees, 43 minutes, 01 seconds West, along the said northeast line of Gordon Street, a distance of 191.99 feet to a point for corner;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, departing the said northeast line of Gordon Street, at a distance of 31.20 feet passing the intersection of the southwest right-of-way line of said Gordon Street and the southeast right-of-way line of said Cobb Street, continuing along the said southeast line of Cobb Street in all a total distance of 131.20 feet to the POINT OF BEGINNING; said point being the westernmost corner of a tract of land described in Warranty Deed to Baylor Health Care System recorded in Instrument No. 201400014034 of the Official Public Records of Dallas County, Texas;

THENCE, South 45 degrees, 03 minutes, 01 seconds East, departing the said southeast line of Cobb Street and along the southwest line of said Baylor Health Care System tract, a distance of 192.00 feet to a point for corner in the said northwest line of Swiss Avenue; said point being the southernmost corner of said Baylor Health Care System tract;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, along the said northwest line of Swiss Avenue, a distance of 100.00 feet to a point for corner at the intersection of the said northwest line of Swiss Avenue and the northeast right-of-way line of Adair Street;

THENCE, North 45 degrees, 03 minutes, 01 seconds West, along the said northeast line of Adair Street, a distance of 192.00 feet to a point for corner at the intersection of the said northeast line of Adair Street and the said southeast line of Cobb Street;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, along the said southeast line of Cobb Street, at a distance of 16.50 feet passing the intersection of the said southeast line of Cobb Street, in all a total distance of 116.50 feet to a point for corner; said point being the westernmost corner of a tract of land described in Special Warranty Deed to Howard M. Bock recorded in Instrument No. 200503616166 of said Official Public Records;

THENCE, South 45 degrees, 03 minutes, 01 seconds East, departing the said southeast line of Cobb Street and along the southwest line of said Bock tract, a distance of 192.00 feet to a point for corner in the said northwest line of Swiss Avenue, said point being the southernmost corner of said Bock tract;

THENCE, in a southwesterly direction, along the said northwest line of Swiss Avenue, the following five (5) calls:

South 44 degrees, 16 minutes, 59 seconds West, a distance of 483.50 feet to a point at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 19 degrees, 47 minutes, 51 seconds, a radius of 500.00 feet, a chord bearing and distance of South 34 degrees, 23 minutes, 04 seconds West, 171.91 feet, an arc distance of 172.77 feet to a point at the end of said curve;

South 14 degrees, 44 minutes, 18 seconds West, a distance of 97.45 feet to an angle point;

South 18 degrees, 53 minutes, 49 seconds West, a distance of 16.50 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 20 degrees, 20 minutes, 05 seconds, a radius of 400.00 feet, a chord bearing and distance of South 29 degrees, 03 minutes, 51 seconds West, 141.22 feet, an arc distance of 141.96 feet to a point at the intersection of the said northwest line of Swiss Avenue and the northeast right-of-way line of Skiles Street;

THENCE, North 45 degrees, 48 minutes, 11 seconds West, along the said northeast line of Skiles Street, a distance of 503.95 feet to a point for the southernmost corner of Lot 11A, Block 499, Live Oak State Bank, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002054, Page 6 of the Deed Records of Dallas County, Texas;

THENCE, North 44 degrees, 55 minutes, 49 seconds East, departing the said northeast line of Skiles Street and along the southeast line of said Lot 11A, Block 499, a distance of 150.60 feet to a point for corner in the southwest right-of-way line of said Hall Street;

THENCE, North 43 degrees, 05 minutes, 49 seconds East, departing the said southwest line of Hall Street, a distance of 68.16 feet to a point for corner in the northeast right-of-way line of said Hall Street;

THENCE, North 46 degrees, 54 minutes, 11 seconds West, along the said northeast line of Hall Street, a distance of 69.70 feet to a point for corner; said point being the southernmost corner of a tract of land described in Special Warranty Deed to Dallas County Hospital District recorded in Volume 97252, Page 3999 of said Deed Records;

THENCE, North 44 degrees, 16 minutes, 59 seconds East, departing the said northeast line of Skiles Street and along the said southeast line of the Dallas County Hospital District tract, a distance of 128.01 feet to a point for corner; said point being an ell corner of said Dallas County Hospital District tract and the southernmost corner of Lot 1, Block A/499, Live Oak Office Bldg. – II, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86093, Page 4801 of said Deed Records;

THENCE, South 45 degrees, 03 minutes, 01 seconds East, along a southwest line of said Dallas County Hospital District tract, a distance of 66.63 feet to a point for corner; said point being an east corner of said Dallas County Hospital District tract;

THENCE, North 44 degrees, 16 minutes, 59 seconds East, along a southeast line of said Dallas County Hospital District tract, at a distance of 186.00 feet passing and angle point in the southwest right-of-way line of Floride Street, continuing in all a total distance of 193.50 feet to a point for corner; said point being the easternmost corner of said Dallas County Hospital District tract;

THENCE, North 45 degrees, 03 minutes, 01 seconds West, along the said southwest line of Floride Street and the northeast line of said Dallas County Hospital District tract, a distance of 64.38 feet to a point for the easternmost corner of said Lot 1, Block A/499;

THENCE, North 44 degrees, 56 minutes, 59 seconds East, departing the said southwest line of Floride Street, a distance of 45.00 feet to a point for corner in the northeast right-of-way line of Floride Street and the southwest line of Lot 1A, Block 745, Baylor Health Care System 1996 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 98148, Page 95 of said Deed Records;

THENCE, North 45 degrees, 15 minutes, 13 seconds East, departing the said northeast line of Floride Street and the said southwest line of Lot 1A, Block 745, a distance of 405.90 feet to a point in the southwest right-of-way line of Adair Street and the northeast line of said Lot 1A, Block 745;

THENCE, North 44 degrees, 13 minutes, 42 seconds East, departing the said southwest line of Adair Street and the said northeast line of Lot 1A, at a distance of 19.64 feet passing an angle point in the northeast right-of-way line of Adair Street and a south corner of Lot 1, Block 744, Bio-Medical Applications, an addition to the City of Dallas, Texas according to the plat recorded in Volume 75089, Page 952 of said Deed Records, continuing along a southeast line of said Lot

1, Block 744 in all a total distance of 39.64 feet to a point for corner; said point being an ell corner of said Lot 1, Block 744;

THENCE, North 48 degrees, 17 minutes, 27 seconds East, departing the said northeast line of Adair Street, a distance of 168.07 feet to a point for corner in the southwest right-of-way line of Gordon Street;

THENCE, South 45 degrees, 46 minutes, 59 seconds East, along the said southwest line of Gordon Street, a distance of 102.75 feet to a point for corner in the northwest line of a tract of land described in Special Warranty Deed to The Dallas Children's Advocacy Center recorded in Volume 91133, Page 1950 of said Deed Records;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, departing the said southwest line of Gordon Street, a distance of 90.39 feet to a point for corner; said point being the westernmost corner of said The Dallas Children's Advocacy Center tract;

THENCE, in a southeasterly direction, along the southwest line of said The Dallas Children's Advocacy Center tract, the following three (3) calls:

South 45 degrees, 24 minutes, 10 seconds East, a distance of 60.00 feet to a point for corner;

South 44 degrees, 16 minutes, 59 seconds West, a distance of 19.00 feet to a point for corner;

South 45 degrees, 24 minutes, 10 seconds East, a distance of 50.00 feet to a point for corner in the northwest right-of-way line of said Cobb Street; said point being the southernmost corner of said The Dallas Advocacy Center tract;

THENCE, North 44 degrees, 16 minutes, 59 seconds East, along the said northwest line of Cobb Street and the southeast line of said The Dallas Advocacy Center tract, a distance of 21.24 feet to a point for corner;

THENCE, South 45 degrees, 43 minutes, 01 seconds East, departing the said northwest line of Cobb Street and the southeast line of said The Dallas Advocacy Center tract, a distance of 25.50 feet to the POINT OF BEGINNING and containing 475,888 square feet or 10.925 acres of land, more or less.

SUBAREA 11A

Tract 2

(Subarea described to property lines-shown to street centerlines on Tract Map)

Expansion under case Z145-123

DESCRIPTION, of an 1.839 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being part of Block 743, Official Block Numbers of the City of

Dallas, Texas; said tract also being part of Cobb Street and Gordon Street; said 1.839 acre tract being more particularly described as follows (bearings are based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202):

BEGINNING, at the intersection of the southwest right-of-way line of N. Washington Avenue and the northwest right-of-way line of Swiss Avenue; (N: 6,975,812.27, E: 2,496,790.60, Grid)

THENCE, South 44 degrees, 16 minutes, 59 seconds West, along the said northwest line of Swiss Avenue, a distance of 175.00 feet to a point for corner at the intersection of the said northwest line of Swiss Avenue and the northeast right-of-way line of said Gordon Street;

THENCE, North 45 degrees, 43 minutes, 01 seconds West, along the said northeast line of Gordon Street, a distance of 191.99 feet to a point for corner;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, departing the said northeast line of Gordon Street, at a distance of 31.20 feet passing the intersection of the southwest right-of-way line of said Gordon Street and the southeast right-of-way line of said Cobb Street, continuing along the said southeast line of Cobb Street in all a total distance of 131.20 feet to a point for corner; said point being the westernmost corner of a tract of land described in Warranty Deed to Baylor Health Care System recorded in Instrument No. 201400014034 of the Official Public Records of Dallas County, Texas;

THENCE, North 45 degrees, 43 minutes, 01 seconds West, departing the said southeast line of Cobb Street, a distance of 25.50 feet to a point for corner in the northwest right-of-way line of said Cobb Street;

THENCE, North 44 degrees, 16 minutes, 59 seconds East, a distance of 99.76 feet to a point for corner at the intersection of the said northwest line of Cobb Street and the southwest right-of-way line of Gordon Street;

THENCE, in a northwesterly direction, along the said southwest line of Gordon Street, the following three (3) calls:

North 45 degrees, 24 minutes, 10 seconds West, a distance of 110.00 feet to a point for corner;

South 44 degrees, 16 minutes, 59 seconds West, a distance of 11.61 feet to a point for corner;

North 45 degrees, 46 minutes, 59 seconds West, a distance of 102.75 feet to a point for corner;

THENCE, North 48 degrees, 17 minutes, 27 seconds East, departing the said southwest line of Gordon Street, a distance of 117.85 feet to a point for corner; said point being the westernmost corner of a tract of land described in Warranty Deed to S. Milford David 1989 Joint Venture recorded in Volume 90067, Page 4601 of said Deed Records;

THENCE, South 45 degrees, 43 minutes, 01 seconds East, along the southwest line of said S. Milford David 1989 Joint Venture tract, a distance of 50.00 feet to a point for corner; said point being the southernmost corner of said S. Milford David 1989 Joint Venture tract;

THENCE, North 44 degrees, 16 minutes, 59 seconds East, along the southeast line of said S. Milford David 1989 Joint Venture tract, a distance of 100.00 feet to a point for corner in the said southwest line of N. Washington Avenue;

THENCE, South 45 degrees, 43 minutes, 01 seconds East, along the said southwest line of N. Washington Avenue, a distance of 372.00 feet to the POINT OF BEGINNING and containing 80,122 square feet or 1.839 acres of land, more or less.

SUBAREA 12 *(contains 2 Tracts)*

Tract 1

BEING an area of land located within the following City Blocks 328, 330, 2/492, 493, 494, 748, 750 and further described as follows:

BEGINNING at the intersection of the centerlines of Cantegral Street Hall Street and the southwestern offset of Floyd Street, the PLACE OF BEGINNING;

THENCE North 48 degrees, 45 minutes, 24 seconds, East, a distance of 1338.29 feet;

THENCE North 41 degrees, 22 minutes, 41 seconds, West, a distance of 23.69 feet;

THENCE North 41 degrees, 32 minutes, 0 seconds, West, a distance of 113 feet;

THENCE North 42 degrees, 33 minutes, 23 seconds, West, a distance of 110.14 feet;

THENCE North 41 degrees, 29 minutes, 34 seconds West, a distance of 30.85 feet;

THENCE North 48 degrees, 41 minutes, 32 seconds East, a distance of 284.32 feet;

THENCE along a curve to the left, having a central angle of 11 degrees, 5 minutes, 23 seconds, a radius of 1143.14 feet, a chord bearing and distance of North 27 degrees, 29 minutes, 23 seconds East, 220.91 feet, an arc distance of 221.26 feet;

THENCE along a curve to the right, having a central angle of 13 degrees, 23 minutes, 49 seconds, a radius of 734.25 feet, a chord bearing and distance of North 27 degrees, 06 minutes, 11 seconds East, 171.29 feet, an arc distance of 171.29 feet;

THENCE North 38 degrees 21 minutes 39 seconds East, a distance of 22.33 feet;

THENCE South 45 degrees 25 minutes 01 seconds East, a distance of 133.13 feet;

THENCE North 45 degrees 30 minutes 39 seconds East, a distance of 14.49 feet;

THENCE North 44 degrees 33 minutes 59 seconds East, a distance of 13.99 feet;

THENCE South 45 degrees 31 minute 22 seconds East, a distance of 102.07 feet;

THENCE South 44 degrees 39 minutes 00 seconds West, a distance of 214.18 feet;

THENCE South 43 degrees 47 minutes 59 seconds East, a distance of 353.07 feet;

THENCE South 44 degrees 21 minutes 51 seconds West, a distance of 858.64 feet;

THENCE along a curve to the right, having a central angle of 12 degrees 11 minutes 18 seconds a radius of 1505.42 feet, a chord bearing and distance of South 52 degrees 26 minutes 15 seconds West, 319.64 feet, an arc distance of 320.24 feet;

THENCE South 54 degrees 58 minutes 26 seconds West, a distance of 346.75 feet;

THENCE South 48 degrees 39 minutes 56 seconds West, a distance of 321.98 feet;

THENCE North 45 degrees 6 minutes 34 seconds West, a distance of 184.06 feet, along the centerline of Cantegral Street to the intersection of the centerline of Haskell Avenue, the PLACE OF BEGINNING and containing 572,814.03 square feet or 13.150 acres of land, more or less.

SUBAREA 12

Tract 2

BEING an area of land located within the following City Blocks 753, 754, 764, 765, A/765, 766, A/766, A/775, A/777, B/778, and further described as follows:

BEGINNING at the intersection of the centerlines of Haskell Avenue and Swiss Avenue, the PLACE OF BEGINNING;

THENCE along the centerline of Haskell Avenue the following (4) calls to the intersection of the centerline of Bird Street to a point for corner:

South 45 degrees 31 minutes 58 seconds East, a distance of 276.82 feet;

South 45 degrees 29 minutes 28 seconds East, a distance of 171.2 feet;

South 39 degrees 52 minutes 27 seconds East, a distance of 141.7 feet;

South 44 degrees 53 minutes 27 seconds East, a distance of 225.11 feet;

THENCE South 44 degrees 20 minutes 26 seconds West, a distance of 476.09 feet along the centerline of Bird Street to the intersection of the centerline of Hill Avenue to a point for corner;

THENCE South 45 degrees 51 minutes 4 seconds East, a distance of 226.12 feet along the centerline of Hill Avenue to the intersection of the centerline of Junius Street to a point for corner;

THENCE South 44 degrees 24 minutes 13 seconds West, a distance of 540.73 feet along the centerline of Junius Street to the intersection of the centerline of Washington Avenue to a point for corner;

THENCE along the centerline of Washington Avenue the following (2) calls to the intersection of the centerline of Swiss Avenue to a point for corner:

North 44 degrees 40 minutes 39 seconds West, a distance of 450.28 feet;

North 45 degrees 43 minutes 27 seconds West, a distance of 591.57 feet;

THENCE North 44 degrees 27 minutes 43 seconds East, a distance of 1027.44 feet along the centerline of Swiss Avenue to the intersection of the centerline of Haskell Avenue, the PLAC OF BEGINNING and containing 954,003.356 square feet or 21.900 acres of land, more or less.

SUBAREA 12A

(Subarea described to property lines-shown to street centerlines on Tract Map)

Expansion under case Z145-123

DESCRIPTION, of a 13.208 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all or part of the following Blocks 750, 751, 752, 760, 761, 762 and 763, all of the Official Block Numbers of the City of Dallas, Texas; said tract also being part of Floyd Street; said 13.208 acre tract being more particularly described as follows (bearings are based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202):

BEGINNING, at the intersection of the northeast right-of-way line of Hall Street and the northwest right-of-way line of Gaston Avenue;

THENCE, North 44 degrees, 50 minutes, 00 seconds, West, a distance of 293.82 feet to a point for corner at the intersection of the said northeast line of Hall Street and the southeast right-of-way line of said Floyd Street;

THENCE, North 44 degrees, 10 minutes, 00 seconds, East, along the said southeast line of Floyd Street, a distance of 173.24 feet to a point for corner;

THENCE, North 45 degrees, 50 minutes, 00 seconds West, departing the said southeast line of Floyd Street, a distance of 50.00 feet to a point for corner in the northwest right-of-way line of said Floyd Street; said point being the southernmost corner of Lot 1, Block A/750, Swiss Medbuilding Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 20080111925 of the Official Public Records of Dallas County, Texas and the easternmost corner of a tract of land described in Special Warranty Deed to Bonnies Legacy Properties, LLC recorded in Instrument No. 201400026008 of said Official Public Records;

THENCE, North 45 degrees, 26 minutes, 01 seconds West, along the southwest line of said Lot 1, Block A/750 and the northeast line of said Bonnie's Legacy Properties, LLC tract, a distance of 79.29 feet to a point for corner; said point being the northernmost corner of said Bonnie's Legacy Properties, LLC tract and an ell corner of said Lot 1, Block A/750;

THENCE, South 44 degrees, 33 minutes, 59 seconds West, along the northwest line of said Bonnie's Legacy Properties, LLC tract and a southeast line of said Lot 1, Block A/750, a distance of 13.99 feet to a point for corner in the east right-of-way line of Swiss Circle; said point a south corner of said Lot 1, Block A/750;

THENCE, in a northwesterly direction, along the said east line of Swiss Circle, the following three (3) calls:

North 45 degrees, 26 minutes, 01 seconds, West, a distance of 12.55 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 42 degrees, 57 minutes, 30 seconds, a radius of 115.50 feet, a chord bearing and distance of North 23 degrees, 57 minutes, 16 seconds West, 84.58 feet, an arc distance of 86.60 feet to a point at the end of said curve and the beginning of a compound curve to the right;

Along said curve to the right, having a central angle of 46 degrees, 45 minutes, 30 seconds, a radius of 53.00 feet, a chord bearing and distance of North 20 degrees, 54 minutes, 14 seconds East, 42.06 feet, an arc distance of 43.25 feet to a point at the intersection of the said east line of Swiss Circle and the southeast right-of-way line of Swiss Avenue and being the end of said curve;

THENCE, in a northeasterly direction, along the said southeast line of Swiss Avenue, the following three (3) calls:

North 44 degrees, 16 minutes, 59 seconds, East, a distance of 477.99 feet to a point for corner;

South 45 degrees, 26 minutes, 01 seconds, East, a distance of 3.06 feet to a point for corner;

North 44 degrees, 16 minutes, 59 seconds, East, a distance of 458.52 feet to a point for corner at the intersection of the said southeast line of Swiss Avenue and the southwest right-of-way line of North. Washington Avenue;

THENCE, South 44 degrees, 18 minutes, 24 seconds, East, along the said southwest line of North. Washington Avenue, a distance of 182.14 feet to a point for corner at the intersection of the said southwest line of North. Washington Avenue and the said northwest line of Floyd Street;

THENCE, South 44 degrees, 09 minutes, 59 seconds, West, along the said northwest line of Floyd Street, a distance of 2.76 feet to a point for corner;

THENCE, South 45 degrees, 50 minutes, 01 seconds, East, depart the said northwest line of Floyd Street, a distance of 50.00 feet to a point for corner at the intersection of the said southeast line of Floyd Street and the said southwest line of North. Washington Avenue;

THENCE, South 44 degrees, 50 minutes, 36 seconds, East, along the said southwest line of North. Washington Avenue, a distance of 299.86 feet to a point for corner at the intersection of

the said southwest line of North Washington Avenue and the said northwest line of Gaston Avenue;

THENCE, in a southwesterly direction, along the said northwest line of Gaston Avenue, the following nine (9) calls:

South 44 degrees, 28 minutes, 00 seconds, West, a distance of 178.63 feet to a point for corner;

North 44 degrees, 34 minutes, 01 seconds, West, a distance of 1.99 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds, West, a distance of 427.76 feet to a point for corner;

South 44 degrees, 50 minutes, 00 seconds, East, a distance of 2.01 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds, West, a distance of 410.00 feet to a point for corner;

North 44 degrees, 50 minutes, 00 seconds, West, a distance of 2.00 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds, West, a distance of 15.00 feet to a point for corner;

South 44 degrees, 50 minutes, 00 seconds, East, a distance of 2.00 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds, West, a distance of 127.50 feet to the POINT OF BEGINNING and containing 575,331 square feet or 13.208 acres of land, more or less.

SUBAREA 13

BEING an area of land located within the following City Blocks 7/767, 8/768, 773, and 6/744, and further described as follows:

BEGINNING at the intersection of the centerlines of Carroll Avenue and Gaston Avenue, the PLACE OF BEGINING;

THENCE South 44 degrees 50 minutes 26 seconds East, a distance of 217.9 feet along the centerline of Carroll Avenue to a point for corner on a line that is the northeasterly projection of the common line between Lots 20 and 11.7 in City Block 773 to a point for corner;

THENCE South 43 degrees 52 minutes 5 seconds West, a distance of 339.65 along the said common line between Lots 14, 15, 20, 15 on the north and Lots 11.7, 23, 11.6, 22 on the south in City Block 773 to a point for corner at the northwest corner of Lot 22 of City Block 733;

THENCE South 45 degrees 53 minutes 55 seconds East, a distance of 18 feet along the southwestern line of platted Lot 22 in City Block 773 to a point being the common line between Lots 18, 21 (north) and 21, 11.4 (south) in said Block 773, northeastern corner of said platted Lot 11.4 is same Block to a point for corner;

THENCE South 43 degrees 59 minutes 59 seconds West, a distance of 137 feet along the northwestern line of Tract 11.4 and Tract 21 to the intersection of the westernmost corner of Tract 21 in City Block 773 at its point of intersection with the centerline of Trellis Court to a point for corner;

THENCE South 44 degrees 22 minutes 20 seconds West, a distance of 245.55 along the centerline of Trellis Court to the intersection of the centerline of Peak Street to a point for corner;

THENCE North 45 degrees 6 minutes 24 seconds West, a distance of 71.04 feet along the centerline of Peak Street to the point of intersection with the northeasterly projection of the common line between platted Lot 3 and 4 in City Block 6/774 to a point for corner;

THENCE South 45 degrees 51 minutes 30 seconds West, a distance of 27.11 feet along said common line to a point for corner;

THENCE the following (9) nine calls through City Block 6/774, along the common lines between Lots/Tracts 3, 4, 5 (on the north portion of said Block) and Lots/Tracts 1, 2, 2.1, 2.2, 2.3, 4 (on the south portion of said Block):

South 44 degrees 25 minutes 45 seconds West, a distance of 141.5 feet;

South 45 degrees 18 minutes 19 seconds East, a distance of 73.01 feet;

South 44 degrees 25 minutes 39 seconds West, a distance of 228 feet;

North 45 degrees 44 minutes 25 seconds West, a distance of 19.91 feet;

South 44 degrees 14 minutes 3 seconds West, a distance of 101.85 feet;

South 42 degrees 32 minutes 4 seconds East, a distance of 24.65 feet;

South 44 degrees 13 minutes 23 seconds West, a distance of 49.73 feet;

North 45 degrees 58 minutes 36 seconds West, a distance of 52 feet;

South 44 degrees 13 minutes 22 seconds West, a distance of 147.89 feet;

THENCE South 44 degrees 19 minutes 54 seconds West, a distance of 27.6 feet continuing along the southwest projection of said common Lot to the intersection of the centerline of Haskell Avenue to a point for corner on a line;

THENCE along the centerline of Haskell Avenue the following (3) three calls:

North 45 degrees 3 minutes 26 seconds West, a distance of 195.44 feet;

North 39 degrees 51 minutes 20 seconds West, a distance of 139.88 feet;

North 45 degrees 28 minutes 10 seconds West, a distance of 172.11 feet, to the point of intersection with the southwest projection of the common line between the northwestern

line of said Tract 11 and the southeast line of Tract 2.1 in City Block 7/767 to a point for corner on a line;

THENCE North 44 degrees 36 minutes 50 seconds East, a distance of 25.93 feet, to a point for corner at the common point between Tract 11 and Tract 2.1 in City Block 7/767 to a point for corner;

THENCE the following (5) five calls through City Block 7/767, along the common lines between Lots/Tracts 2, 22, 4.3, 4F, 3F, south line of Lot 4.1 (on the north portion of said Block) and Lots/Tracts 11, 20, 19, 18, 1, 16 (on the south portion of the Block):

North 45 degrees 19 minutes 25 seconds East, a distance of 187.01 feet;

South 42 degrees 21 minutes 4 seconds East, a distance of 13.3 feet;

North 45 degrees 5 minutes 47 seconds East, a distance of 359.53 feet;

North 44 degrees 40 minutes 5 seconds West, a distance of 5 feet;

North 45 degrees 12 minutes 0 seconds East, a distance of 110 feet;

THENCE continuing along a northeastern projection line crossing North Peak Street the following (2) two calls:

North 44 degrees 58 minutes 5 seconds East, a distance of 28.06 feet;

North 51 degrees 3 minutes 19 seconds East, a distance of 33.21 feet, to the point of intersection with the common line between Lots 8 (on the north) and Lot 1 (on the south) in City Block 8/768 to a point for corner;

THENCE the following (10) ten calls through said City Block, along the common lines between Lots/Tracts 5, 6, 7, 8 (on the north) and Lots 1, 2, 3, 4, (on the south) in City Block 8/768 and further projected to the point of intersection with the centerline of North Carroll Ave to a point for corner:

THENCE North 23 degrees 12 minutes 1 seconds East, a distance of 30.08 feet;

THENCE North 45 degrees 11 minutes 34 seconds East, a distance of 241.47 feet;

THENCE North 49 degrees 17 minutes 7 seconds East, a distance of 27.97 feet;

THENCE North 45 degrees 11 minutes 56 seconds East, a distance of 32 feet;

THENCE North 44 degrees 35 minutes 33 seconds West, a distance of 3 feet;

THENCE North 47 degrees 35 minutes 45 seconds East, a distance of 75.06 feet;

THENCE North 44 degrees 48 minutes 39 seconds West, a distance of 2.6 feet;

THENCE North 44 degrees 59 minutes 59 seconds East, a distance of 74.76 feet;

29852

151681
GIS_Approved

THENCE South 49 degrees 0 minutes 0 seconds East, a distance of 5.46 feet;

THENCE North 44 degrees 58 minutes 57 seconds East, a distance of 214.06 feet;

THENCE South 45 degrees 7 minutes 18 seconds East, a distance of 288.17 feet, along the centerline of North Carroll Avenue to the point of intersection with the centerline of Gaston Avenue, the PLACE OF BEGINING and containing 746,289.162 square feet or 17.132 acres of computed land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interest 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

EXHIBIT A
PD 298
BRYAN PLACE SPECIAL PURPOSE DISTRICT

*(5) AOR areas being rezoned for the reconfiguration of Subareas 10, 11, 12, 10A, 11A, 12A
(legal descriptions and location map attached)*

AREA 1

(3603 Cobb Alley and 3604 Live Oak Street)

DESCRIPTION, of a 1.607 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being part of Block 744, Official Block Numbers of the City of Dallas, Texas; said 1.607 acre tract being more particularly described as follows (bearings are based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202):

BEGINNING, at the intersection of the southeast right-of-way line of Live Oak Street and the southwest right-of-way line of Gordon Street; said point being the northernmost corner of Lot 1, Block 744, Bio-Medical Applications, an addition to the City of Dallas, Texas according to the plat recorded in Volume 75089, Page 952 of the Deed Records of Dallas County, Texas; (N: 6,976,127.71, E: 2,496,155.20, Grid)

THENCE, South 45 degrees, 46 minutes, 59 seconds East, along the said southwest line of Gordon Street, a distance of 347.73 feet to a point for corner in the northwest line of a tract of land described in Special Warranty Deed to The Dallas Children's Advocacy Center recorded in Volume 91133, Page 1950 of said Deed Records;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, departing the said southwest line of Gordon Street, a distance of 90.39 feet to a point for corner; said point being the westernmost corner of said The Dallas Children's Advocacy Center tract;

THENCE, in a southeasterly direction, along the southwest line of said The Dallas Children's Advocacy Center tract, the following three (3) calls:

South 45 degrees, 24 minutes, 10 seconds East, a distance of 60.00 feet to a point for corner;

South 44 degrees, 16 minutes, 59 seconds West, a distance of 19.00 feet to a point for corner;

South 45 degrees, 24 minutes, 10 seconds East, a distance of 50.00 feet to a point for corner in the northwest right-of-way line of said Cobb Street; said point being the southernmost corner of said The Dallas Advocacy Center tract;

THENCE, South 44 degrees, 16 minutes, 59 seconds West, along the said northwest line of Cobb Street, a distance of 64.00 feet to a point for corner at the intersection of the said northwest line of Cobb Street and the northeast right-of-way line of Adair Street;

THENCE, in a northwesterly direction, along the said northeast line of Adair Street, the following seven (7) calls:

North 45 degrees, 24 minutes, 10 seconds West, a distance of 50.00 feet to a point for corner;

North 44 degrees, 16 minutes, 59 seconds East, a distance of 4.95 feet to a point for corner;

North 45 degrees, 23 minutes, 27 seconds West, a distance of 174.50 feet to a point for corner;

South 44 degrees, 13 minutes, 42 seconds West, a distance of 20.00 feet to a point for corner;

North 45 degrees, 23 minutes, 27 seconds West, a distance of 125.45 feet to a point for corner;

North 44 degrees, 20 minutes, 47 seconds East, a distance of 6.51 feet to a point for corner;

North 45 degrees, 23 minutes, 09 seconds West, a distance of 107.77 feet to a point for corner at the intersection of the said northeast line of Adair Street and the said southeast line of Live Oak Street;

THENCE, North 44 degrees, 16 minutes, 09 seconds East, along the said southeast line of Live Oak Street, a distance of 179.52 feet to the POINT OF BEGINNING; and containing 69,993 square feet or 1.607 acres of land, more or less.

AREA 2

(1218 Gordon Street)

BEING a 0.189 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, in the City of Dallas Block No. 743, in the City of Dallas, Dallas County, Texas, and being that same tract of land described by deed to Dallas Transplant Properties LP, as recorded in Instrument No. 20070439239, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING AT an "X" set in concrete for the westernmost corner of the herein described tract, same being the southernmost corner of that certain tract of land described by deed to S. Milford David 1989, LLC, as recorded in Instrument No. 201200119175, D.R.D.C.T, and being in the

northeast line of Gordon Street (a variable width right-of-way) and being located 473.46 feet North 45 degrees 43 minutes 01 seconds West, of the intersection of the northeast line of the right-of-way line of Gordon Street with the northwest line of the right-of-way of Swiss Avenue to POINT OF BEGINNING.

THENCE North 44 degrees 42 minutes 01 seconds East, with a southeast line of said S. Milford David 1989 tract, a distance of 87.00 feet to a point within a building for an inner-ell corner thereof;

THENCE South 44 degrees 50 minutes 29 seconds East, with a southwest line of said S. Milford David 1989 tract, a distance of 51.50 feet for a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for a corner in the northwest line of that certain tract of land described by deed to S. Milford David 1989 joint Venture, as recorded in Volume 90067, Page 4601, D.R.D.C.T.;

THENCE South 44 degrees 42 minutes 01 seconds West, with the northwest line of said S. Milford David 1989 Joint Venture tract, a distance of 12.00 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the westernmost corner thereof;

THENCE South 44 degrees 50 minutes 29 seconds East, with the southwest line of said S. Milford David 1989 joint Venture tract, a distance of 49.96 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner in the northwest line of that certain called "Exhibit A" of two tracts of land described by deed to Baylor Healthcare System, as recorded in Volume 2000047, Page 4753, D.R.D.C.T.;

THENCE South 44 degrees 42 minutes 01 seconds West, with the northwest line of said Baylor Healthcare System tract, a distance of 75.00 feet to an "X" set in concrete for corner in the northeast line of said Gordon Street;

THENCE North 44 degrees 50 minutes 29 seconds West, with the northeast line of said Gordon Street, a distance of 101.46 feet to the POINT OF BEGINNING and containing a total of 0.189 acres of land, more or less, and being subject to any and all easements that may affect.

AREA 3

(3601 Swiss Avenue)

BEING a 0.435 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, in the City of Dallas Block No. 749, in the City of Dallas, Dallas County, Texas, and being all of that certain called "TRACT I" of two tracts of land described by deed to Swiss Avenue Properties, a Texas General Partnership as recorded in Volume 91049, Page 7, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the most easterly corner of the herein described tract, same being the most southerly corner of that certain tract of land described by deed to Dallas Children's Advocacy Center, a Texas non-profit corporation, as recorded in Volume

90106, Page 2171, D.R.D.C.T., and being in the northwest line of Swiss Avenue (a 53 foot right-of-way) and being located 100 feet South 44 degrees 13 minutes 41 seconds West of the intersection of the northwest right-of-way line of Swiss Avenue and the southwest right-of-way line of Gordon Street to POINT OF BEGINNING.

THENCE South 44 degrees 13 minutes 41 seconds West, with the northwest line of said Swiss Avenue, a distance of 100.00 feet to a ½ inch iron rod found for corner in the northeast line of Adair Street (a variable width right-of-way);

THENCE North 45 degrees 46 minutes 19 seconds West, with the northeast line of said Adair Street, a distance of 189.50 feet to an "X" set in concrete for corner in the southeast line of Cobb Street (a variable width right-of-way);

THENCE North 44 degrees 13 minutes 41 seconds East, with the southeast line of said Cobb Street, a distance of 100.00 feet to the westernmost corner of said Dallas Children's Advocacy Center tract, same from which a ½ inch iron rod found bears South 22 degrees 59 minutes 01 seconds East, a distance of 192 feet;

THENCE South 45 degrees 46 minutes 19 seconds East, with the southwest line of said Dallas Children's Advocacy Center tract, a distance of 189.50 feet to the POINT OF BEGINNING and containing a total of 0.435 acres of land, more or less, and being subject to any and all easements that may affect.

AREA 4

(3434 Swiss Avenue and 3301, 3305, 3309 Gaston Avenue, along with the current area of Subdistrict 12A)

DESCRIPTION, of a 13.208 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all or part of the following Blocks 750, 751, 752, 760, 761, 762 and 763, all of the Official Block Numbers of the City of Dallas, Texas; said tract also being part of Floyd Street; said 13.208 acre tract being more particularly described as follows (bearings are based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202):

BEGINNING, at the intersection of the northeast right-of-way line of Hall Street and the northwest right-of-way line of Gaston Avenue; (N: 6,974,549.05, E: 2,496,393.05, Grid)

THENCE, North 44 degrees, 50 minutes, 00 seconds West, a distance of 293.82 feet to a point for corner at the intersection of the said northeast line of Hall Street and the southeast right-of-way line of said Floyd Street;

THENCE, North 44 degrees, 10 minutes, 00 seconds East, along the said southeast line of Floyd Street, a distance of 173.24 feet to a point for corner;

THENCE, North 45 degrees, 50 minutes, 00 seconds West, departing the said southeast line of Floyd Street, a distance of 50.00 feet to a point for corner in the northwest right-of-way line of said Floyd Street; said point being the southernmost corner of Lot 1, Block A/750, Swiss Medbuilding Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 20080111925 of the Official Public Records of Dallas County, Texas and the easternmost corner of a tract of land described in Special Warranty Deed to Bonnies Legacy Properties, LLC recorded in Instrument No. 201400026008 of said Official Public Records;

THENCE, North 45 degrees, 26 minutes, 01 seconds West, along the southwest line of said Lot 1, Block A/750 and the northeast line of said Bonnie's Legacy Properties, LLC tract, a distance of 79.29 feet to a point for corner; said point being the northernmost corner of said Bonnie's Legacy Properties, LLC tract and an ell corner of said Lot 1, Block A/750;

THENCE, South 44 degrees, 33 minutes, 59 seconds West, along the northwest line of said Bonnie's Legacy Properties, LLC tract and a southeast line of said Lot 1, Block A/750, a distance of 13.99 feet to a point for corner in the east right-of-way line of Swiss Circle; said point a south corner of said Lot 1, Block A/750;

THENCE, in a northwesterly direction, along the said east line of Swiss Circle, the following three (3) calls:

North 45 degrees, 26 minutes, 01 seconds West, a distance of 12.55 feet to a point at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 42 degrees, 57 minutes, 30 seconds, a radius of 115.50 feet, a chord bearing and distance of North 23 degrees, 57 minutes, 16 seconds West, 84.58 feet, an arc distance of 86.60 feet to a point at the end of said curve and the beginning of a compound curve to the right;

Along said curve to the right, having a central angle of 46 degrees, 45 minutes, 30 seconds, a radius of 53.00 feet, a chord bearing and distance of North 20 degrees, 54 minutes, 14 seconds East, 42.06 feet, an arc distance of 43.25 feet to a point at the intersection of the said east line of Swiss Circle and the southeast right-of-way line of Swiss Avenue and being the end of said curve;

THENCE, in a northeasterly direction, along the said southeast line of Swiss Avenue, the following three (3) calls:

North 44 degrees, 16 minutes, 59 seconds East, a distance of 477.99 feet to a point for corner;

South 45 degrees, 26 minutes, 01 seconds East, a distance of 3.06 feet to a point for corner;

North 44 degrees, 16 minutes, 59 seconds East, a distance of 458.52 feet to a point for corner at the intersection of the said southeast line of Swiss Avenue and the southwest right-of-way line of N. Washington Avenue;

THENCE, South 44 degrees, 18 minutes, 24 seconds East, along the said southwest line of N. Washington Avenue, a distance of 182.14 feet to a point for corner at the intersection of the said southwest line of N. Washington Avenue and the said northwest line of Floyd Street;

THENCE, South 44 degrees, 09 minutes, 59 seconds West, along the said northwest line of Floyd Street, a distance of 2.76 feet to a point for corner;

THENCE, South 45 degrees, 50 minutes, 01 seconds East, departing the said northwest line of Floyd Street, a distance of 50.00 feet to a point for corner at the intersection of the said southeast line of Floyd Street and the said southwest line of N. Washington Avenue;

THENCE, South 44 degrees, 50 minutes, 36 seconds East, along the said southwest line of N. Washington Avenue, a distance of 299.86 feet to a point for corner at the intersection of the said southwest line of N. Washington Avenue and the said northwest line of Gaston Avenue;

THENCE, in a southwesterly direction, along the said northwest line of Gaston Avenue, the following nine (9) calls:

South 44 degrees, 28 minutes, 00 seconds West, a distance of 178.63 feet to a point for corner;

North 44 degrees, 34 minutes, 01 seconds West, a distance of 1.99 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 427.76 feet to a point for corner;

South 44 degrees, 50 minutes, 00 seconds East, a distance of 2.01 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 410.00 feet to a point for corner;

North 44 degrees, 50 minutes, 00 seconds West, a distance of 2.00 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 15.00 feet to a point for corner;

South 44 degrees, 50 minutes, 00 seconds East, a distance of 2.00 feet to a point for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 127.50 feet to the POINT OF BEGINNING and containing 575,331 square feet or 13.208 acres of land, more or less.

AREA 5

(1111 N. Hall Street)

BEING all of Lot 1A, Block 499, Rubenstein I, an Addition to the City of Dallas, Dallas County, Texas as recorded in instrument number 20070114249, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found iron rod with cap inscripted "RLG" said iron rod being in the East line of Skiles Street (Variable Width R.O.W.) and at the northwesterly corner of Lot 1A, Block 499 of said Rubenstein I;

THENCE North 45 degrees 52 minutes 17 seconds East a distance of 151.30 feet departing the east line of Skiles Street (Variable Width R.O.W.) and traversing the northerly line of Lot 1A, Block 499 of said Rubenstein I, to a found iron rod for corner, said corner being in the westerly line of North Hall Street (80' R.O.W.);

THENCE South 45 degrees 51 minutes 13 seconds East a distance of 324.91 feet along the westerly line of North Hall Street (80' R.O.W.) to a set iron rod for corner;

THENCE South 23 degrees 55 minutes 19 seconds East a distance of 11.90 feet continuing with the westerly line of North Hall Street (80' R.O.W.) to a set iron rod for corner;

THENCE North 51 degrees 46 minutes 46 seconds East a distance of 4.52 feet continuing with the westerly line of North Hall Street (80' R.O.W.) to a set iron rod for corner;

THENCE South 46 degrees 02 minutes 18 seconds East a distance of 100.21 feet continuing with the westerly line of North Hall Street (80' R.O.W.) to a found PK Nail found for a corner;

THENCE South 50 degrees 03 minutes 23 seconds West a distance of 7.71 feet continuing with the westerly line of North Hall Street (80' R.O.W.) to a found "P-K" Nail found for corner;

THENCE South 44 degrees 35 minutes 22 seconds East a distance of 21.90 feet continuing with the westerly line of North Hall Street (80' R.O.W.) to a found "X" in concrete for corner, said corner being at the intersection of the westerly line of North Hall Street (80' R.O.W.) with the northerly line of Swiss Avenue (Variable Width R.O.W.);

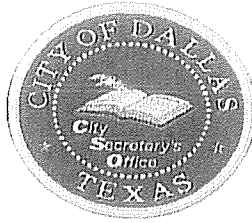
THENCE South 19 degrees 47 minutes 03 seconds West a distance of 16.51 feet departing the westerly line of North Hall Street (80' R.O.W.) and traversing the northerly line of Swiss Avenue (Variable Width R.O.W.) to a found "X" in concrete for corner, said corner being the beginning of a curve to the right;

29852

151681

THENCE 141.96feet along the arc of said curve to the right and continuing along the northerly line of Swiss Avenue (Variable Width R.O.W.) through a central angle of 20 degrees 20 minutes 03 seconds, said arc having a radius of 400.00' and a long chord length of 141.21 feet which bears South 30 degrees 09 minutes and 15 seconds West to a found "X" in concrete for corner; said corner being the intersection of the northerly line of Swiss Avenue (Variable Width R.O.W.) with the easterly line of Skiles Street (Variable Width R.O.W.);

THENCE North 44 degrees 52 minutes 22 seconds West a distance of 503.44 feet with the easterly line of Skiles Street (Variable Width R.O.W.) back to the PLACE OF BEGINNING and containing 1.73 acres (75,151 sq. ft.) of land.



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL SEP 09 2015

ORDINANCE NUMBER 29852

DATE PUBLISHED SEP 12 2015

ATTESTED BY: