PROPERTY DESCRIPTION

BEING a 4.6552 acre tract of land situated in the J. Grigsby Survey, Abstract 495, Dallas County, Texas, being comprised of and containing the following, all recorded in the Deed Records of Dallas County, Texas: Part of LOT 1A, BLOCK D/388, VICTORY MARKETING CENTER as recorded in Volume 2004082, Page 00091; All of LOTS 5 thru 8, BLOCK 377 and all of LOTS 9 and 10, BLOCK 378, A.A. JOHNSON ADDITION as recorded in Volume 78, Page 178; Part of LOTS 7, 9, 10, BLOCK 375, ERWINS ADDITION as recorded in Volume 64, Page 403; Part of LOTS 12 thru 14, BLOCK 300, C.H. ALEXANDER ADDITION as recorded in Volume 250, Page 240; All of Binford and Summer Streets and part of River Street, and part of a 14' Alley abandoned by Ordinance No. 18815, recorded in Volume 85103, Page 4219 and Volume 85103, Page 4257; that certain Alley dividing LOTS 6 and 7, BLOCK 377, abandoned by Ordinance recorded in Volume 82084, Page 1318; Wesley Alley abandoned by Ordinance recorded in Volume 85103, Page 4218, said 4.3427 acre tract further being conveyed to Anland South, L.P. by the following deeds: Part of that certain called 3.146 acre tract as recorded in Volume 2002039, Page 06013; All of that certain called 0.227 acre tract as recorded in Volume 2002039, Page 06036; Part of that certain called 0.729 acre tract as recorded in Volume 2002039, Page 06051; Part of that certain called 3.550 acre tract conveyed to Anland 15, L.P. as recorded in Volume 2000048, Page 00339, Anland 15, L.P. subsequently renamed to Anland South Commercial, L.P. by instrument recorded in Volume 2003002, Page 02703, said 4.6552 acre tract further being more particularly described as follows:

BEGINNING at an "x" cut found in the southwesterly line of Field Street (variable width public R.O.W.), at the most easterly corner of LOT 1B, BLOCK B/370, NORTH END ADDITION-1, as recorded in Volume 97059, Page 02823, Deed Records, Dallas County, Texas;

THENCE S 23°17'35" E along the said southwesterly line of Field Street, a distance of 43.16 feet to a pk nail found for corner at the northeasterly corner of a Proposed R.O.W. Dedication;

THENCE S 44°54'00" W along the northwesterly line of said Proposed R.O.W. Dedication, a distance of 13.84 feet to a 5/8" iron rod with a plastic cap stamped "Carter & Burgess" found for corner at the beginning of a non-tangent curve to the right which has a central angle of 91°12'51", a radius of 10.44 feet, and a chord which bears S 71°09'21" E - 14.92 feet;

THENCE along the southwesterly line of Field Street as widened by said Proposed R.O.W. Dedication, the following:

With said curve to the right, an arc distance of 16.62 feet to a 5/8" iron rod with a plastic cap stamped "Carter & Burgess" found for corner at the beginning of a non-tangent a curve to the right which has a central angle of 12°53'16", a radius of 143.10 feet, and a chord which bears S 25°26'02" E - 32.12 feet;

With said curve to the right, an arc distance of 32.19 feet to a 5/8" iron rod with a plastic cap stamped "Carter & Burgess" found the beginning of a non-tangent a curve to the left which has a central angle of 07°45'25", a radius of 161.00 feet, and a chord which bears S 22°52'05" E - 21.78 feet;

With said curve to the left, an arc distance of 21.80 feet to an "x" cut in concrete found for corner at the end of said curve;

S 31°45'26" E a distance of 30.14 feet to an "x" cut in concrete found for corner;

S 40°18'25" E a distance of 139.51 feet to a 1/2" iron rod with a plastic orange cap stamped "METROPLEX 3889" set for corner;

S 39°17'58" E a distance of 97.90 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for corner at the beginning of a non-tangent curve to the right which has a central angle of 40°00'56", a radius of 65.51 feet, and a chord which bears S 18°39'08" W - 44.83 feet;

THENCE with said curve to the right, an arc distance of 45.75 feet to a 1/2" iron rod with a plastic orange cap stamped "METROPLEX 3889" set for corner in the northwesterly line of Woodall Rodgers Freeway (formerly Broom Street) (variable width public R.O.W.);

THENCE S 44°54'00" W along the said northwesterly line of Woodall Rodgers Freeway, a distance of 471.07 feet to a 1/2" iron rod with a plastic orange cap stamped "METROPLEX 3889" set for corner;

THENCE N 41°42'00" W departing the said northwesterly line of Woodall Rodgers Freeway, a distance of 389.97 feet to an "x" cut set for corner in the southeast line of the aforementioned NORTH END ADDITION-1, from which a "V" cut found at the southwest corner of said NORTH END ADDITION-1 bears S 45°04'13" W - 0.44 feet;

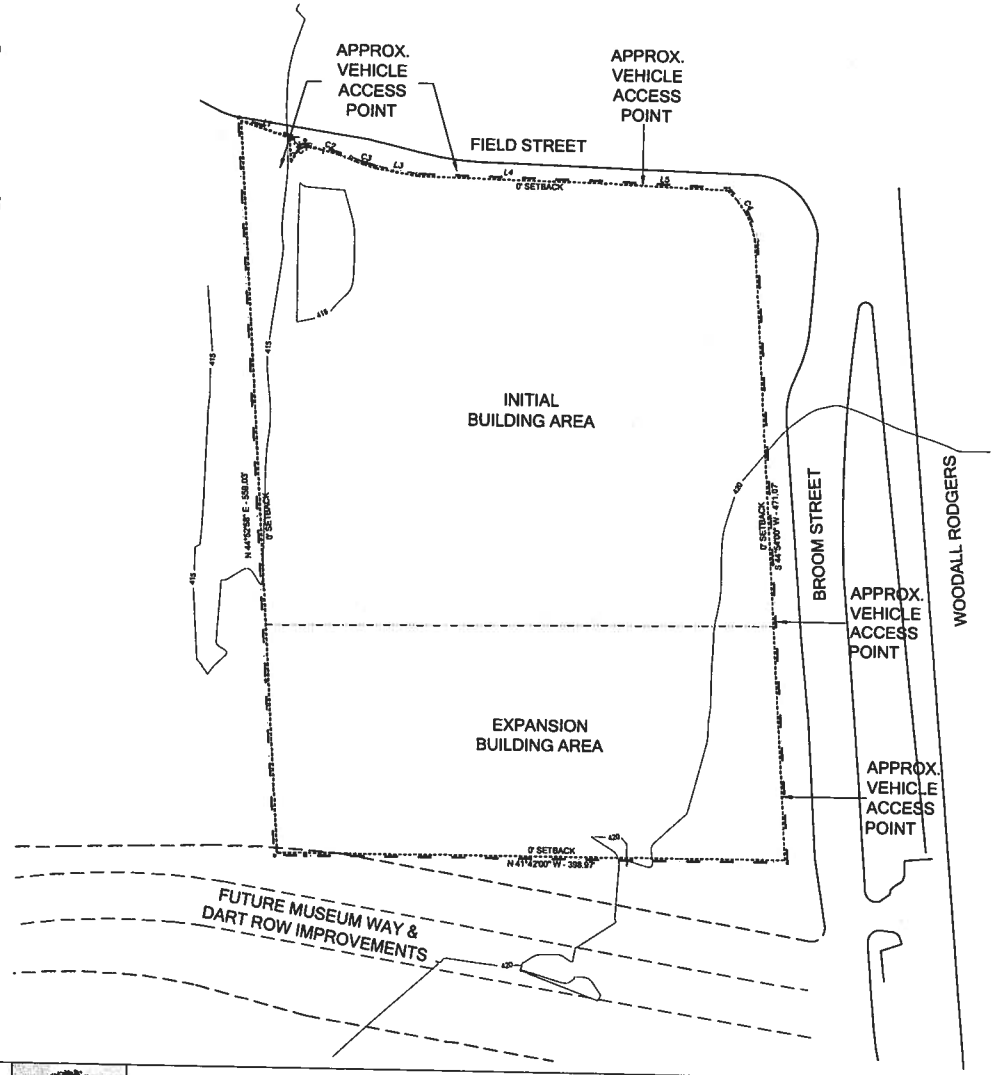
THENCE N 44°62'58" E along the southeast line of said NORTH END ADDITION-1, a distance of 559.03 feet to the POINT OF BEGINNING and containing 202,780 square feet or 4.6552 acres of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°17'35" E	43.16
[illegible]	S 44°54'00" W	13.84
[illegible]	S 31°45'26" E	30.14
[illegible]	S 40°18'25" E	139.51
[illegible]	S 39°17'58" E	97.90

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
[illegible]1	91°12'51"	10.44	16.62	S 71°09'21" E	14.92
[illegible]2	12°53'16"	143.10	32.19	S 25°26'02" E	32.12
[illegible]3	07°45'25"	161.00	21.80	S 22°52'05" E	21.78
[illegible]4	40°00'56"	65.51	45.75	S 18°39'08" W	44.83



DEVELOPMENT SUMMARY

LAND USES

MUSEUM AND RELATED USES: 4.65 AC

MAXIMUM LOT COVERAGE: 100% (PER CA-2)

NET RESIDENTIAL DENSITY: N/A

FLOOR AREA RATIO FOR EACH USE:

MUSEUM USES: MAX 10:1

MAXIMUM HEIGHT: ANY LEGAL LIMIT (PER CA-2)

PROPOSED SET BACKS:

FIELD STREET:	0'
BROOM STREET:	0'
SW PROPERTY LINE:	0'
FUTURE RIVER STREET:	0'

NOTE: ALL CA-2 REFERENCES PERTAIN TO CA-2 SUB-DISTRICT OF PD-193

ZONING CASE NO: Z089-210 var.

0 30 60 feet
SCALE: 1" = 30'

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MUSEUM OF NATURE & SCIENCE
DALLAS, TEXAS

Conceptual Plan
Museum of Nature & Science
NWQ of Field Street & Woodall Rodgers
Job #: 08034.00
File Name: cdp.dwg
Date:04.13.09
Drawn by: jw

Z089-210

Approved
City Plan Commission
July 16, 2009

Planned Development District No. 193

Planned Development Subdistrict No. 87

27640

0921118

Exhibit S-87A