

EXHIBIT 521C1  
ZONING DESCRIPTION  
SUB-DISTRICT B - REVISED  
426.679 ACRES

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BEING A 426.679 ACRE TRACT OF LAND SITUATED IN THE A. B. WILSON SURVEY, ABSTRACT NO. 1550, THE FIELD SECREST SURVEY, ABSTRACT NO. 1379, THE G. LUDWICK SURVEY, ABSTRACT 781 AND THE JOHN J. BLAIR SURVEY, ABSTRACT 211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF TRACTS OF LAND CONVEYED TO MOUNTAIN CREEK JOINT VENTURE BY DEED RECORDED IN VOLUME 84004, PAGE 6445, VOLUME 84016, PAGE 4310 AND VOLUME 84043, PAGE 3038, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 426.679 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF A 564.179 ACRE TRACT OF LAND, CONVEYED AS TRACTS 8, 9, 10 TO I-20 & MOUNTAIN CREEK PARTNERS, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 200503639073, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUB-DISTRICT "D", DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 24425;

THENCE, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID 564.179 ACRE TRACT AND THE COMMON NORTH LINE OF SAID SUB-DISTRICT "D", A DISTANCE OF 1549.79 FEET TO A NORTHERLY CORNER AT A BEND IN THE SAID NORTH LINE OF SAID 564.179 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SUB-DISTRICT "D" AND THE NORTHEAST CORNER OF SUB-DISTRICT "B", DESCRIBED IN SAID ORDINANCE;

THENCE, NORTH 63 DEGREES 21 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID 564.179 ACRE TRACT AND THE COMMON NORTH LINE OF SAID SUB-DISTRICT "B", A DISTANCE OF 865.29 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 564.179 ACRE TRACT, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE, ALONG THE WEST LINE OF SAID 564.179 ACRE TRACT AND OVER AND ACROSS SAID SUB-DISTRICT "B", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 3402.84 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 41 MINUTES 03 SECONDS WEST, A DISTANCE OF 1850.52 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 11 MINUTES 32 SECONDS, A RADIUS OF 678.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 443.62 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 451.94 FEET TO A POINT FOR CORNER;

SOUTH 27 DEGREES 30 MINUTES 29 SECONDS EAST, A DISTANCE OF 153.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 02 SECONDS, A RADIUS OF 1400.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 42 DEGREES 24 MINUTES 15 SECONDS WEST, A DISTANCE OF 908.91 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 925.68 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID SUB-DISTRICT "B" AND SUB-DISTRICT "A", DESCRIBED IN SAID ORDINANCE;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 564.179 ACRE TRACT AND THE COMMON LINE OF SAID SUB-DISTRICTS "A" AND "B", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 7.50 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 51 MINUTES 29 SECONDS, A RADIUS OF 1000.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 28 DEGREES 51 MINUTES 56 SECONDS WEST, A DISTANCE OF 632.26 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 643.30 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 76.92 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 42 MINUTES 49 SECONDS WEST, A DISTANCE OF 91.47 FEET TO A POINT FOR CORNER;

SOUTH 22 DEGREES 34 MINUTES 50 SECONDS WEST, A DISTANCE OF 232.79 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 700.07 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 564.179 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID SUB-DISTRICT "B" AND THE SOUTHWEST CORNER OF SAID SUB-DISTRICT "A", SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF SAID SUB-DISTRICT "B" AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES 30 MINUTES 13 SECONDS WEST, A DISTANCE OF 527.98 FEET TO A POINT FOR CORNER;

NORTH 88 DEGREES 32 MINUTES 10 SECONDS WEST, A DISTANCE OF 262.89 FEET TO A POINT FOR CORNER;

SOUTH 83 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1337.46 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 135.28 FEET TO A POINT FOR CORNER;

SOUTH 86 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 911.18 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID SUB-DISTRICT "B";

THENCE, ALONG THE WEST LINE OF SAID SUB-DISTRICT "B", THE FOLLOWING COURSES AND DISTANCES:

NORTH 26 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 874.07 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 10 MINUTES 10 SECONDS EAST, A DISTANCE OF 2320.20 FEET TO A POINT FOR CORNER;

NORTH 10 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 3345.11 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 1139.98 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 2757.75 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 33 MINUTES 08 SECONDS, A RADIUS OF 520.34 FEET, A LONG CHORD THAT BEARS, NORTH 10 DEGREES 13 MINUTES 15 SECONDS EAST, A DISTANCE OF 185.65 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.65 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SUB-DISTRICT "B";

THENCE, SOUTH 63 DEGREES 21 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID SUB-DISTRICT "B", A DISTANCE OF 1316.82 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 426.679 ACRES OF 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 INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

**ZONING DESCRIPTION**  
SUB-DISTRICT B-1  
76.647 ACRES

BEING A 76.647 ACRE TRACT OF LAND SITUATED IN THE A. B. WILSON SURVEY, ABSTRACT NO. 1550, THE FIELD SECREST SURVEY, ABSTRACT NO. 1379, THE G. LUDWICK SURVEY, ABSTRACT 781 AND THE JOHN J. BLAIR SURVEY, ABSTRACT 211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF A 564.179 ACRE TRACT OF LAND, CONVEYED AS TRACTS 8, 9, 10 TO I-20 & MOUNTAIN CREEK PARTNERS, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO, 200503639073, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID 76.647 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID 564.179 ACRE TRACT OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUB-DISTRICT "D", DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 24425;

THENCE, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID 564.179 ACRE TRACT, A DISTANCE OF 1549.79 FEET TO A NORTHERLY CORNER AT A BEND IN THE SAID NORTH LINE OF SAID 564.179 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SUB-DISTRICT "D" AND THE NORTHEAST CORNER OF SUB-DISTRICT "B", DESCRIBED IN SAID ORDINANCE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE, OVER AND ACROSS SAID 564.179 ACRE TRACT AND ALONG THE COMMON LINE OF SAID SUB-DISTRICTS "B" AND "D", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 12 DEGREES 54 MINUTES 12 SECONDS WEST, A DISTANCE OF 1602.92 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID SUB-DISTRICT "D";

SOUTH 50 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 145.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 22 MINUTES 58 SECONDS, A RADIUS OF 1000.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 63 DEGREES 40 MINUTES 26 SECONDS EAST, A DISTANCE OF 439.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 443.01 FEET TO A POINT FOR CORNER, SAID POINT BEING THE COMMON EAST CORNER OF SAID SUB-DISTRICT "B" AND THE NORTHWEST CORNER OF SUB-DISTRICT "C" DESCRIBED IN SAID ORDINANCE;

THENCE, SOUTH 15 DEGREES 30 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF SUB-DISTRICTS "B" AND "C", AND CONTINUING OVER AND ACROSS SAID 564.179 ACRE TRACT, A DISTANCE OF 3282.56 FEET TO A POINT FOR CORNER, SAID POINT BEING THE COMMON SOUTHWEST CORNER OF SAID SUB-DISTRICT "C", THE NORTHWEST CORNER OF SUB-DISTRICT "A", DESCRIBED IN SAID ORDINANCE AND A COMMON EAST CORNER OF SAID SUB-DISTRICT "B", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 50 MINUTES 30 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 22 MINUTES 26 SECONDS WEST, A DISTANCE OF 772.45 FEET;

THENCE, ALONG THE COMMON LINE OF SAID SUB-DISTRICTS "A" AND "B", CONTINUING OVER AND ACROSS SAID 564.179 ACRE TRACT, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 781.25 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47 DEGREES 17 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE AND CONTINUING OVER AND ACROSS SAID 564.179 ACRE TRACT, A DISTANCE OF 612.88 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE SAID COMMON LINE OF SUB-DISTRICTS "A" AND "B" AND THE WEST LINE OF SAID 564.179 ACRE TRACT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 02 SECONDS, A RADIUS OF 1400.00 FEET, AND A LONG CHORD THAT BEARS NORTH 42 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 908.91 FEET;

THENCE, ALONG THE WEST LINE OF SAID 564.179 ACRE TRACT AND OVER AND ACROSS SAID SUB-DISTRICT "B", THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 925.68 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 30 MINUTES 29 SECONDS WEST, A DISTANCE OF 153.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 11 MINUTES 32 SECONDS, A RADIUS OF 678.00 FEET, AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF 443.62 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 451.94 FEET TO A POINT FOR CORNER;

NORTH 10 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 1850.52 FEET TO A POINT FOR CORNER;

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NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 3402.84 FEET TO A POINT FOR AT THE NORTHWEST CORNER OF SAID 564.179 ACRE TRACT AND BEING ON THE NORTH LINE OF SAID SUB-DISTRICT "B";

THENCE, SOUTH 63 DEGREES 21 MINUTES 42 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID 564.179 ACRE TRACT AND THE SAID NORTH LINE OF SUB-DISTRICT "B", A DISTANCE OF 865.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 76.647 ACRES LAND, MORE OR LESS.

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