ENTIRE SPECIAL PURPOSE DISTRICT

BEGINNING at;
A a point in the centerline of Walton Walker Boulevard (Loop 12) at its point of intersection with the centerline of West Jefferson Boulevard;

THENCE northerly along said centerline of Walton Walker Boulevard (Loop 12) approximately 510.93 feet;

THENCE easterly approximately 591.45 feet to the intersection of the north line of lot 2 and west lot line of Lot 1-A in City Block 8342/5;

THENCE northerly to the centerline of West Davis Street (State Highway 180);

THENCE westerly along said centerline to the point of intersection with the southerly extension of the west lot line of Lots 1, 2, and 3 in City Block 8335/1;

THENCE north-northwesterly along said west lot line of lots 1,2, and 3 of City Block 8335/1 to its point of intersection with the north lot line of Lot 3 in City Block 8335/1;

THENCE easterly along said lot line of Lot 3 in City Block 8335/1 to its intersection with the centerline of North Tatum Avenue;

THENCE southerly approximately 200 feet along said centerline of North Tatum Avenue to its point of intersection with the extension of the north lot line of Lot 2 in City Block 8335/4;

THENCE easterly along said north lot line of Lot 2 in City Block 8335/4, continuing along the north lot line of Lot 2 in City Block 8335/5 to its intersection with the centerline of North Bagley Street;

THENCE northerly along said centerline of North Bagley Street to its point of intersection with the extension of the north lot line of Lot 1A of City Block 8335/10;

THENCE easterly along said north lot line to its point of intersection with the north and west lot lines of Lot 17 of City Block 8335/10;

THENCE northerly along said west lot line, continuing along the extension along the west lot line of Lot 11 in City Block 8335/10 to its point of intersection with the centerline of Hildebran Street;

THENCE easterly along street centerline to its point of intersection with the northerly extension of the east lot line of Lot 10 in City Block 8335/11;
THENCE southerly along said east lot line to its intersection with the south lot line of Lot 5 in City Block 8335/11;

THENCE easterly along said south lot line to its point of intersection with the centerline of North Dwight Avenue;

THENCE northerly approximately 50 feet along said centerline to its point of intersection with the westerly extension of the north lot line of Lot 3 in City Block 8335/21;

THENCE easterly along said north lot line to its point of intersection with the common line between City Block 21/8335 and 7192;

THENCE in a northerly direction along said common line to a point of intersection of the common line between Lots 3 and 4 in City Block 20/8335;

THENCE in an easterly direction along a line projected east from the said common line, approximately 1,166 feet, to the point of intersection with the centerline of Chalk Hill Rd;

THENCE in a northerly direction, approximately 566 feet along the centerline of Chalk Hill Road, to the point of intersection with the centerline of the GC & SF Railroad;

THEN the following four courses through City Block 7209:

THENCE in an easterly direction along the common line between City Blocks 7210 and 7209, approximately 1,448 feet;

THENCE in a southerly direction approximately 716 feet;

THENCE in an easterly direction approximately 358 feet;

THENCE in a southerly direction approximately 589 feet to the centerline of West Davis Street (State Highway 180);

THENCE easterly along said centerline of West Davis Street (State Highway 180) to its point of intersection with the centerline of Fort Worth Avenue;

THENCE northeasterly along said centerline of Fort Worth Avenue to its point of intersection with the centerline of North Westmoreland Road;

THENCE southerly along said centerline of North Westmoreland Road to its point of intersection with the westerly extension of a line dividing Lot 10 in City Block 6/4158 in half;

THENCE in an easterly direction along said line to the point of intersection with the centerline of a 15-foot north-south alley in City Block 6/4158;
THENCE in a southerly direction along said alley centerline to the point of intersection with the westerly extension of the common line between Lots 16 and 17 in City Block 6/4158;

THENCE in an easterly direction along said common line passing through City Blocks 4/4156, 1/4180 and 2/4181, to the point of intersection with the centerline of Hartsdale Drive;

THENCE in a southerly direction along the centerline of Hartsdale Drive to the point of intersection with the westerly projection of the centerline of a 10-foot alley in City Block 4/4902;

THENCE in an easterly direction along said alley centerline to the point of intersection with the centerline of Cliffdale Avenue;

THENCE in a southerly direction along the centerline of Cliffdale Avenue to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE easterly along said centerline of West Davis Street (State Highway 180) to its point of intersection with the centerline of Coombs Creek; said creek centerline is also the centerline of a 15 foot alley through City Block 5119/4;

THENCE northeasterly along said centerlines and easterly projection, to its point of intersection with the centerline of North Plymouth Road;

THENCE southerly along said centerline of North Plymouth Road to its point of intersection with the westerly projection of the centerline of a 20-foot alley in City Block A/5943;

THENCE easterly along said alley centerline to its point of intersection with the west line of Lot 5 of City Block A/5936;

THENCE in a northerly direction along said Lot line to the point of intersection with the common line between Lot 5 of City Block A/5936 and Block C/5938;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of North Franklin Street;

THENCE in a southerly direction along the centerline of North Franklin Street to the point of intersection with the westerly extension of the common line between Lot 15 of City Block 5937/B and Block C/5938;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of a 10-foot alley between City Blocks B/5937 and C/5938;

THENCE in a northerly direction along said alley centerline to the point of intersection with the common line between Lots 4 and 5 of City Block B/5937;
THENCE in an easterly direction along said common line to the point of intersection with the centerline of North Boulevard Terrace;

THENCE in a northerly direction along the centerline of North Boulevard Terrace to the point of intersection with the westerly projection of the common line between Lots 33-A and 34-B of City Block G/5942;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of a 15-foot alley through City Block G/5942;

THENCE in a southerly direction along said alley centerline to the point of intersection with the westerly projection of the common line between Lots 1-A and 3 of City Block G/5942;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of North Hampton Road;

THENCE southerly along said centerline the centerline of North Hampton Road to its point of intersection with the centerline of West Jefferson Boulevard;

THENCE westerly along said centerline of West Jefferson Boulevard to its point of intersection with the centerline of West 9th Street;

THENCE in a northerly direction along the centerline of West 9th Street that runs southeast to the point of intersection with the centerline of West 9th Street that runs southwest;

THENCE in a westerly and northwesterly direction along the centerline of West 9th Street to the point of intersection with the centerline of North Cavender Street;

THENCE in a northerly direction along the centerline of North Cavender Street to the point of intersection with the centerline of Coombs Creek;

THENCE in a westerly direction from said point of intersection to the east lot line of Lot 2 in City Block J/4600;

THENCE southerly along said east lot line to its point of intersection with the north lot line of Lot 13 in City Block F/4600;

THENCE westerly along said north lot line, continuing along its westerly projection to its point of intersection with the centerline of Cliffdale Avenue;

THENCE in a southerly direction along the centerline of Cliffdale Avenue to the point of intersection with the easterly extension of the centerline of a 15-foot east-west alley between City Block D/4600 and H/4600 and 4600;
THENCE in a westerly direction along said alley centerline to the point of intersection with the north-south direction of the same 15-foot alley, traveling in a southerly direction to the point of intersection with the north line of Lot 2 of City Block D/4600;

THENCE in a westerly direction along said Lot line to the point of intersection with the centerline Hartsdale Avenue;

THENCE in a northerly direction along the centerline of Hartsdale Avenue to the point of intersection with the easterly extension of the common line between Lots 15 and 16 of City Block B/4171;

THENCE in a westerly direction along said common line projected through City Blocks B/4171, 9/4161, 8/4160, and 17 and 18 of City Block 7/4159 to the point of intersection with the centerline of a 15-foot north-south alley of City Block 7/4159;

THENCE in a southerly direction along said alley centerline line to the point of intersection with the common line between Lots 1A and 5 of City Block 7/4159;

THENCE in a westerly direction along said common line to the point of intersection with the centerline of North Westmoreland Road;

THENCE in a northerly direction along the centerline of North Westmoreland Road to the point of intersection with the easterly projection of the common line between Lots 2 and 3 in City Block A/4142;

THENCE in a westerly direction along said common line, passing through City Blocks D/4145 and G/4148 to the point of intersection with the centerline of North Kramer Street;

THENCE in a southerly direction along the centerline of North Kramer Street to the point of intersection with the centerline of West 8th Street;

THENCE in a westerly direction along the centerline of West 8th Street to the point of intersection with the centerline of North Gilpin Avenue;

THENCE in a northerly direction along the centerline of North Gilpin Avenue approximately 249 feet to a point for corner on a line, said line also being 260 feet from the north block line of C/5945 fronting Davis Street;

THENCE in a westerly direction approximately 729 feet to the point of intersection with the common line between City block 5945 and B/5946;

THENCE in a southerly direction approximately 24 feet to the centerline of a 10 foot alley between City Block A/5946 and B/5946;

THENCE in a westerly direction along said alley centerline to the point of intersection with the east block lines of City Blocks I/5946 and 5946;

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THENCE in a southerly direction along said block lines to the point of intersection with the centerline of a 10-foot alley between City Blocks 5946 and A/4932;

THENCE in a westerly direction along said alley centerline to the point of intersection with the centerline of a 10-foot alley between City Blocks C/4932 and 10/4932;

THENCE in a northerly direction along the centerline of said alley to the point of intersection with the common line between City Blocks 10/4932 and 5947;

THENCE in a westerly direction along said common Block line to the point of intersection with the centerline Cockrell Hill Road;

THENCE in a southerly direction along the centerline of Cockrell Hill Road to the point of intersection with the boundary defining the border between Dallas and Cockrell Hill;

THENCE in a westerly direction along said boundary to the point of intersection with the eastern block line of City Block 5949/A;

THENCE in a northerly direction along said block line to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in an westerly direction along the centerline of West Davis Street to the point of intersection with the northerly extension of the common line between a Lot measuring 110 x 650.05 and a lot measuring 75 x 2624.23 in City Block 5949;

THENCE in a southerly direction along said common line to the point of intersection with the common line between City Block 5949 and Lot 2 of City Block A/5949;

THENCE in a westerly direction along said common line to the point of intersection with the common north-south line between City Block 5949 and Lot 2 of City Block A/5949;

THENCE in a southerly direction along said common line for approximately 389 feet to the point of intersection with the most southeasterly corner of City Block 5949 and the north R.O.W. line of the GC & SF Railroad;

THENCE in a northwesterly direction along said common line approximately 226 feet;

THENCE in a southwesterly direction along said common line approximately 39 feet;

THENCE in a northwesterly direction along said common line approximately 478 feet;

THENCE in a northeasterly direction leaving the north line of the railroad R.O.W., and following around the perimeter of Tract 3.1 of City Block 5949 for approximately 600 feet;
THENCE in a northwesterly direction for approximately 600 feet;

THENCE in a southwesterly direction for approximately 664 feet to the centerline of the GC & SF Railroad;

THENCE in a southerly direction along the Railroad centerline to the point of intersection with the easterly extension of the common line between Lots 24 and 25 in City Block 8338 and City Block 8339;

THENCE in a westerly direction along said common line to the point of intersection with the common line between Lot 1 and a lot measuring 50 x 893.76 in City Block 8339;

THENCE in a northerly direction along said common line to the point of intersection with the northern line of Lot 2 in City Block 8339;

THENCE in a westerly direction along said north line of Lot 2 to the point of intersection with the centerline of Gail Street;

THENCE in a northerly direction along the centerline of Gail Street to the to its point of intersection with the easterly extension of the common line between lots 12 and 13 in City Block 4/8340;

THENCE in a westerly direction along said common line, continuing along the same line extended through City Blocks 4/8340, 1/8340, 1/8342, 2/8342, 3/8342 and 4/8342 to the point of intersection with the common line between Lots 5 and 15 in City Block 4/8342;

THENCE in a southerly direction along said common line passing Spruce Street and continuing along the common line between Lots 1 and 10 in City Block 9/8342, to the point of intersection with the centerline of West Jefferson Boulevard;

THENCE in a northwesterly direction along the centerline of West Jefferson Boulevard to the POINT OF BEGINNING. PLACE OF BEGINNING and containing 381.08 acres more or less

SPECIAL PURPOSE SUBDISTRICTS

MEDIUM COMMERCIAL/OFFICE PLUS (MCOP)

TRACT 1:
BEING a tract of land in City Blocks 5/8342, 6/8342, 7/8342 and 8/8342 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection with the centerline of Walton Walker Boulevard (Loop 12) with the centerline of West Jefferson Boulevard;
THENCE in an easterly direction along the centerline of West Jefferson Boulevard to the point of intersection with the extension of the west tract line of Tract 1.1 of City Block 8/8342;

THENCE in a northerly direction approximately 410 feet along said west tract line to the point of intersection with the north tract line of Tract 1.1 in City Block 8/8342;

THENCE in an easterly direction approximately 369 feet along said north tract line to the point of intersection with the east Lot line of Lot 3 in City Block 8342/5;

THENCE in a northerly direction along said east Lot line to the point of intersection with the south Lot line of Lot 6 in City Block 8342/5;

THENCE in a westerly direction along said south Lot line to the point of intersection with the west Lot line of Lot 2 in City Block 8342/5;

THENCE in a northerly direction approximately 200 feet along the extension of said west Lot line to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in a westerly direction approximately 568 feet along said centerline to the point of intersection with the northern extension of the west Lot line of Lot 2 in City Block 83442/5;

THENCE in a southerly direction approximately 153 feet along said northern extension to the point of intersection with the western extension of the north Lot line of Lot 2 in City Block 8342/5;

THENCE in a westerly direction along said western extension of said Lot line to the point of intersection with the centerline of Walton Walker Boulevard (Loop12);

THENCE in a southerly direction along the centerline of Walton Walker Boulevard (Loop12) to the PLACE OF BEGINNING and containing 829,654.79 square feet more or less, or 19.04 acres.

LIGHT COMMERCIAL/OFFICE (LCO)
TRACT 1:
BEING a tract of land in City Blocks 1/8335, 4/8335, 5/8335, 4/8342, 5/8342, 8/8342 and 9/8342 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the southerly extension of the west lines of Lots 1, 2, and 3 in City Block 1/8335;

THENCE in a northwest direction, approximately 326.3 feet along said west Lot lines to the point of intersection with the north Lot line of Lot 3 in City Block 1/8335;

THENCE in an easterly direction along said north Lot line, to the point of intersection with the centerline of Tatum Avenue;
THENCE in a southerly direction approximately 200 feet along the centerline of Tatum Avenue, to the point of intersection with the westerly extension of the common line between Lots 2 and 3 in City Block 4/8335;

THENCE in an easterly direction along said common lot line, continuing along the common line between Lots 18 and 19 in City Block 4/8335 and the common line between Lots 2 and 3 and Lots 18 and 19 in City Block 5/8335 to the point of intersection with the centerline of Bagley Street;

THENCE in a southerly direction, approximately 340 feet along the centerline of Bagley Street to the point of intersection with the easterly extension of the common line between Lots 1-A and 5 in City Block 4/8342;

THENCE in a westerly direction along said common lot line to the point of intersection with the common line between Lots 5 and 15 in City Block 4/8342;

THENCE in a southerly direction along said common line passing Spruce Street and continuing along the common line between Lots 1 and 10 in City Block 9/8342, to the point of intersection with the centerline of West Jefferson Boulevard;

THENCE in a northwesterly direction approximately 635.3 feet along the centerline of West Jefferson Boulevard to the point of intersection with the southerly extension of the west tract line of Tract 1.1 of City Block 8/8342;

THENCE in a northerly direction approximately 409.2 feet along said west tract line to the point of intersection with the north tract line of Tract 1.1 in City Block 8/8342;

THENCE in an easterly direction approximately 368.3 feet along said north tract line of Tract 1.1 in City Block 8/8342 to the point of intersection with centerline of Tillery Avenue, projected south from the north side of Jefferson Boulevard to a point for corner;

THENCE in a northerly direction approximately 315.0 feet along the centerline of Tillery Avenue to the point of intersection with the easterly projection of the south line of Tract 6 of City Block 5/8342;

THENCE in a westerly direction approximately 225.0 feet along said south Tract line to the point of intersection with the common line between Tracts 2 and 5 in City Block 5/8342;

THENCE in a northerly direction along said common tract line to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in a westerly direction along the centerline of West Davis Street to the PLACE OF BEGINNING and containing 684,348.40 square feet, or 15.71 acres more or less.

TRACT 2:
BEING a tract of land in City Blocks G/4148, D/4145, and A/4142, in the City of Dallas, Dallas County, Texas, and further described as follows:
BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) and the centerline of North Kramer Street;

THENCE in an easterly direction along the centerline of West Davis Street to the point of intersection with the centerline of North Westmoreland Road;

THENCE in a southerly direction along the centerline of North Westmoreland Road to the point of intersection with the easterly projection of the common line between Lots 2 and 3 in City Block A/4142;

THENCE in a westerly direction along said common line, passing through City Blocks D/4145 and G/4148 to the point of intersection with the centerline of North Kramer Street;

THENCE in a northerly direction along the centerline of Kramer Street to the PLACE OF BEGINNING and containing 164,029.17 square feet, or 3.76 acres more or less.

TRACT 3:
BEING a tract of land in City Block 4/4902, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) and the centerline of Hartsdale Drive;

THENCE in a northerly direction along the centerline of Hartsdale Drive to the point of intersection with the westerly projection of the centerline of a 10-foot alley in City Block 1/4899;

THENCE in an easterly direction along said alley centerline to the point of intersection with the centerline of Clifffield Avenue;

THENCE in a southerly direction along the centerline of Clifffield Avenue to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in a westerly direction along the centerline of West Davis Street (State Highway 180) to the PLACE OF BEGINNING and containing 83,954.60 square feet, or 1.92 acres more or less.

TRACT 4:
BEING a tract of land in City Blocks J/4600 and H/4600, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) at the point of intersection with the northerly projection of the common line between Lot 1 of City Block H/4600 and Lot 2 in City Block J/4600;
THENCE in an easterly direction along the centerline of West Davis Street to the point of intersection with the centerline of Coombs Creek;

THENCE in a southerly direction along said centerline of Coombs Creek to the point of intersection with the extension of the south Lot line of Lot 1 of City Block J/4600;

THENCE in a southwesterly direction along said south Lot line to the point of intersection with the west Lot line of Lot 1 of City Block J/4600;

THENCE in a westerly direction from said point of intersection to the west block line of City Block G/4600;

THENCE in a northerly direction along said block line to the to the PLACE OF BEGINNING and containing 829,654.79 square feet, or 19.04 acres more or less.

TRACT 5:
BEING a tract of land in City Blocks A/5936, B/5937 and G/5942, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of North Hampton Road;

THENCE in a westerly direction along the centerline of West Davis Street (State Highway 180) to the point of intersection with the southerly projection of the centerline of a 20-foot alley between City Blocks A/5936 and A/5943;

THENCE in a northerly direction along said alley centerline to the point of intersection with the south line of City Block C/5938;

THENCE in an easterly direction along said Block line to the point of intersection with the west line of Lot 5 of City Block A/5936;

THENCE in a northerly direction along said Lot line to the point of intersection with the common line between Lot 5 of City Block A/5936 and Block C/5938;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of North Franklin Street;

THENCE in a southerly direction along the centerline of North Franklin Street to the point of intersection with the westerly extension of the common line between Lot 15 of City Block 5937/B and Block C/5938;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of a 10-foot alley between City Blocks B/5937 and C/5938;
THENCE in a northerly direction along said alley centerline to the point of intersection with the common line between Lots 4 and 5 of City Block B/5937;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of North Boulevard Terrace;

THENCE in a northerly direction along the centerline of North Boulevard Terrace to the point of intersection with the westerly projection of the common line between Lots 33-A and 34-B of City Block G/5942;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of a 15-foot alley through City Block G/5942;

THENCE in a southerly direction along said alley centerline to the point of intersection with the westerly projection of the common line between Lots 1-A and 3 of City Block G/5942;

THENCE in an easterly direction along said common line to the point of intersection with the centerline of North Hampton Road;

THENCE in a southerly direction along the centerline of North Hampton Road to the PLACE OF BEGINNING and containing 247,927.93 square feet, or 5.00 acres feet more or less.

**LIGHT MIXED USE (LMU)**

**TRACT 1:**

BEING a tract of land in City Blocks 6/8335, 10/8335, 11/8335, 17/8335, 21/8335, 1/8340, 4/8340, 1/8342, 2/8342, and 3/8342 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of North Bagley Street;

THENCE in a northerly direction along the centerline of North Bagley Street to the point of intersection with the westerly projection of the common line between lots 1A and 5 of City Block 10/8335;

THENCE in an easterly direction along said common line, continuing along the same line extended through City Blocks 10/8335, 11/8335, 6/8335 and 17/8335, to the point of intersection with the centerline of North Dwight Avenue;

THENCE in a northerly direction approximately 50 feet along the centerline of North Dwight Avenue to the point of intersection with the westerly extension of the common line between lots 2 and 3 in City Block 21/8335;
THENCE in an easterly direction along said common line to the point of intersection with the common line between the east line of Lot 3 in City Block 21/8335 and the west line of Tract 3 in City Block 7192;

THENCE in a southerly direction along said common line to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in a westerly direction approximately 25 feet along the centerline of West Davis Street to the point of intersection with the centerline of North Gail Street;

THENCE in a southerly direction along the centerline of North Gail Street to the point of intersection with the easterly extension of the common line between lots 12 and 13 in City Block 4/8340;

THENCE in a westerly direction along said common line, continuing along the same line extended through City Blocks 4/8340, 1/8340, 1/8342, 2/8342 and 3/8342 to the point of intersection with the centerline of North Bagley Street;

THENCE in a northerly direction along the centerline of North Bagley Street to the PLACE OF BEGINNING and containing 940,946.24 square feet, or 21.59 acres more or less.

TRACT 2:
BEING a tract of land in City Blocks 6/4158, 5/4157, 4/4156, 1/4180, 2/4181, J/4600, H/4600, 4600, B/4171, 9/4161, 8/4160, and 7/4159, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) and the centerline of North Westmoreland Road;

THENCE in a northerly direction along said centerline of North Westmoreland Road approximately 197 feet to the point of intersection with the westerly extension of a line dividing Lot 10 of City Block 6/4158 in half;

THENCE in an easterly direction along said line to the point of intersection with the centerline of a 15-foot north-south alley in City Block 6/4158;

THENCE in a southerly direction along said alley centerline to the point of intersection with the westerly extension of the common line between Lots 16 and 17 in City Block 6/4158;

THENCE in an easterly direction along said common line passing through City Blocks 4/4156, 1/4180 and 4/4181, to the point of intersection with the centerline of Hartsdale Drive;

THENCE in a southerly direction along the centerline of Hartsdale Drive to the point of intersection with the centerline of West Davis Street (State Highway 180);
THENCE in an easterly direction along the centerline of West Davis Street to the point of intersection with the northerly extension of the common line between Lot 1 of City Block H/4600 and Lot 2 of City Block J/4600;

THENCE in a southerly direction along said common line to the point of intersection with the common line between Lots 4 and 5 of City Block H/4600;

THENCE in a southeasterly direction along said common line projected to the point of intersection with the projected centerline of Coombs Creek, point also being the point of intersection of the south line of Lot 1 of City Block J/4600 and Lot 2 of the same Block;

THENCE in a northerly direction along said common line to the point of intersection with the common line between Lot 2 of City Block J/4600 and Lot 13 of City Block 4603;

THENCE in a southerly direction along said common line to the point of intersection with the common line between Lot 13 of City Block F/4600 and Lot 2 of City Block J/4600;

THENCE in a northwesterly direction along common line to the point of intersection with the centerline of Cliffdale Avenue;

THENCE in a southerly direction along the centerline of Cliffdale Avenue to the point of intersection with the easterly extension of the centerline of a 15-foot east-west alley between City Block D/4600 and H/4600 and 4600;

THENCE in a westerly direction along said alley centerline to the point of intersection with the north-south direction of the same 15-foot alley, traveling in a southerly direction to the point of intersection with the north line of Lot 2 of City Block D/4600;

THENCE in a westerly direction along said Lot line to the point of intersection with the centerline Hartsdale Avenue;

THENCE in a northerly direction along the centerline of Hartsdale Avenue to the point of intersection with the easterly extension of the common line between Lots 15 and 16 of City Block B/4171;

THENCE in a westerly direction along said common line projected through City Blocks B/4171, 9/4161, 8/4160, and 17 and 18 of City Block 7/4159 to the point of intersection with the centerline of a 15-foot north-south alley of City Block 7/4159;

THENCE in a southerly direction along said alley centerline line to the point of intersection with the common line between Lots 1A and 5 of City Block 7/4159;

THENCE in a westerly direction along said common line to the point of intersection with the centerline of North Westmoreland Road;
THENCE in a northerly direction along the centerline of North Westmoreland Road to the PLACE OF BEGINNING and containing 941, 563.16 square feet, or 21.61 acres more or less;

TRACT 3:
BEING a tract of land in City Blocks A/4571, 4571 and 4575, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of North Plymouth Road;

THENCE in a southerly direction along the centerline of North Plymouth Road to the point of intersection with the centerline of West Jefferson Boulevard;

THENCE in a westerly direction along the centerline of West Jefferson Boulevard to the point of intersection with the centerline of West 9th Street;

THENCE in a northerly direction along the centerline of West 9th Street that runs southeast to the point of intersection with the centerline of West 9th Street that runs southwest;

THENCE in a westerly and northwesterly direction along the centerline of West 9th Street to the point of intersection with the centerline of North Cavender Street;

THENCE in a northerly direction along the centerline of North Cavender Street to the point of intersection with the centerline of Coombs Creek;

THENCE in a northeasterly direction along said centerline of Coombs Creek to the point of intersection of the centerline of West Davis Street (State Highway 180);

THENCE in an easterly direction along said centerline of West Davis Street (State Highway 180) to the PLACE OF BEGINNING and containing 578,563.97 square feet, or 13.28 acres more or less.

RESIDENTIAL (R-7.5(A))
TRACT 1:
BEING a tract of land in City Blocks 10/8335 and 11/8335, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Hildebrand Street with the northerly projection of the common line between Lots 10 and 11 in City Block 8335/10;

THENCE in an easterly direction along the centerline of Hildebrand Street to the point of intersection with the northerly extension of the common line between Lots 10 and 11 in City Block 11/8335;
THENCE in a southerly direction along said common line to the point of intersection with the common line between Lots 5 and 4 in City Block 11/8335;

THENCE in a westerly direction along said common line projected along the common line between Lots 16 and 17 in City Block 10/8335, to the point of intersection with common north-south line between Lots 5 and 16 in City Block 10/8335;

THENCE in a northerly direction along said common line to the point of intersection with the centerline of Hildebrand Street the PLACE OF BEGINNING and containing 128,396.67 square feet or 2.94 acres more or less;

TRACT 2:
BEING a tract of land in City Blocks 5949, A/5949 and 8339, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection with the centerline of West Davis Street (State Highway 180) with the centerline of Gail Street;

THENCE in an easterly direction along the centerline of West Davis Street to the point of intersection with the northerly extension of the common line between a Lot measuring 110 x 650.05 and a lot measuring 75 x 2624.23 in City Block 5949;

THENCE in a southerly direction along said common line to the point of intersection with the common line between City Block 5949 and Lot 2 of City Block A/5949;

THENCE in a westerly direction along said common line to the point of intersection with the common north-south line between City Block 5949 and Lot 2 of City Block A/5949;

THENCE in a southerly direction along said common line for approximately 389 feet to the point of intersection with the most southeasterly corner of City Block 5949 and the north R.O.W. line of the GC & SF Railroad;

THENCE in a northwesterly direction along said common line approximately 226 feet;

THENCE in a southwesterly direction along said common line approximately 39 feet;

THENCE in a northwesterly direction along said common line approximately 478 feet;

THENCE in a northeasterly direction leaving the north line of the railroad R.O.W., and following around the perimeter of Tract 3.1 of City Block 5949 for approximately 600 feet;

THENCE in a northwesterly direction for approximately 600 feet;

THENCE in a southwesterly direction for approximately 664 feet to the centerline of the GC & SF Railroad;
THENCE in a southerly direction along the Railroad centerline to the point of intersection with the easterly extension of the common line between Lots 24 and 25 in City Block 8338 and City Block 8339;

THENCE in a westerly direction along said common line to the point of intersection with the common line between Lot 1 and a lot measuring 50 x 893.76 in City Block 8339;

THENCE in a northerly direction along said common line to the point of intersection with the northern line of Lot 2 in City Block 8339;

THENCE in a westerly direction along said north line of Lot 2 to the point of intersection with the centerline of Gail Street;

THENCE in a northerly direction along the centerline of Gail Street to the to the PLACE OF BEGINNING and containing 3,787,264.55 square feet or 86.94 acres more or less;

TRACT 3:
BEING a tract of land in City Blocks 59488, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of Cockrell Hill Road;

THENCE in a southerly direction along the centerline of Cockrell Hill Road to the point of intersection with the boundary defining the border between Dallas and Cockrell Hill;

THENCE in a westerly direction along said boundary to the point of intersection with the eastern block line of City Block 5949/A;

THENCE in a northerly direction along said block line to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in an easterly direction to the to the PLACE OF BEGINNING and containing 2,068,793.39 square feet or 47.49 acres more or less;

MEDIUM MIXED USE (MMU)
TRACT 1:
BEING a tract of land in City Blocks 7192 and 7209, in the City of Dallas, Dallas County, Texas, and further described as follows:
BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the point of the southerly extension of the common line between City Block 21/8335 and 7192;

THENCE in a northerly direction along said common line to a point of intersection of the common line between Lots 3 and 4 in City Block 20/8335;

THENCE in an easterly direction along a line projected east from the said common line, approximately 1,166 feet, to the point of intersection with the centerline of Chalk Hill Rd;

THENCE in a northerly direction, approximately 566 feet along the centerline of Chalk Hill Road, to the point of intersection with the centerline of the GC & SF Railroad;

THEN the following four courses through City Block 7209:

THENCE in an easterly direction along the common line between City Blocks 7210 and 7209, approximately 1,448 feet;

THENCE in a southerly direction approximately 716 feet;

THENCE in an easterly direction approximately 358 feet;

THENCE in a southerly direction approximately 589 feet to the centerline of West Davis Street (State Highway 180);

THENCE in a westerly direction along the centerline of West Davis Street to the PLACE OF BEGINNING and containing 3,145,755.83 square feet or 72.21 acres more or less;

TRACT 2:
BEING a tract of land in City Blocks A/5947, 5947, B/5947, 5946, I/5946, 5946, B/5946, 5945, C/5945, 5944, C/4136, A/4136, and B/4136, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of Cockrell Hill Road;

THENCE in an easterly direction along the centerline of West Davis Street (State Highway 180) to the point of intersection with the centerline of North Kramer Street;

THENCE in a southerly direction along the centerline of North Kramer Street to the point of intersection with the centerline of West 8<sup>th</sup> Street;

THENCE in a westerly direction along the centerline of West 8<sup>th</sup> Street to the point of intersection with the centerline of North Gilpin Avenue;
THENCE in a northerly direction along the centerline of North Gilpin Avenue approximately 249 feet to a point for corner on a line, said line also being 260 feet from the north block line of C/5945 fronting Davis Street;

THENCE in a westerly direction approximately 729 feet to the point of intersection with the common line between City block 5945 and B/5946;

THENCE in a southerly direction approximately 24 feet to the centerline of a 10 foot alley between City Block A/5946 and B/5946;

THENCE in a westerly direction along said alley centerline to the point of intersection with the east block lines of City Blocks I/5946 and 5946;

THENCE in a southerly direction along said block lines to the point of intersection with the centerline of a 10-foot alley between City Blocks 5946 and A/4932;

THENCE in a westerly direction along said alley centerline to the point of intersection with the centerline of a 10-foot alley between City Blocks C/4932 and 10/4932;

THENCE in a northerly direction along the centerline of said alley to the point of intersection with the common line between City Blocks 10/4932 and 5947;

THENCE in a westerly direction along said common Block line to the point of intersection with the centerline Cockrell Hill Road;

THENCE in a northerly direction along the centerline of Cockrell Hill Road to the PLACE OF BEGINNING and containing 2,256,535.86 square feet or 51.80 acres more or less;

MEDIUM COMMERCIAL/OFFICE (MCO)

TRACT 1:
BEING a tract of land in City Blocks A/4138, C/4139, D/4140, 4141, A/4141, and 4152, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of North Kramer Street;

THENCE in a northerly direction along the centerline of North Kramer Street to the point of intersection with the centerline of Fort Worth Avenue;

THENCE in a northeasterly direction along the centerline of Fort Worth Avenue to the point of intersection with the centerline of North Westmoreland Road;

THENCE in a southerly direction along the centerline of North Westmoreland Road to the point of intersection with the centerline of West Davis Street (State Highway 180);
THENCE in a westerly direction along the centerline of West Davis Street to the point of intersection with the centerline of North Kramer Street, the PLACE OF BEGINNING and containing 1,035,382.74 square feet or 23.76 acres more or less;

TRACT 2:
BEING a tract of land in City Blocks 4/5119, A/5943, A/4574, 4573, 4572, 4568, A/4568, 4569, 4570 and 4/4569, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of West Davis Street (State Highway 180) with the centerline of North Hampton Road;

THENCE in a southerly direction along the centerline of North Hampton Road to the point of intersection with the centerline of West Jefferson Boulevard;

THENCE in a westerly direction along the centerline of West Jefferson Boulevard to the point of intersection with the centerline of North Plymouth Road;

THENCE in a northerly direction along the centerline of North Plymouth Road to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in a westerly direction along the centerline of West Davis Street (State Highway 180) to the point of intersection with the southerly projection of the centerline of a 15-foot alley through City Block 4/5119;

THENCE in a northeasterly direction along the centerline of said alley to the point of intersection with the centerline of North Plymouth Road;

THENCE in a southerly direction along the centerline of North Plymouth Road to the point of intersection with the westerly extension of the centerline of a 20-foot alley between A/5938 and G/5943;

THENCE in an easterly direction along the alley centerline to the point of intersection with the centerline of a 20-foot alley between A/5943 and A/5936;

-THENCE in a southerly direction along the alley centerline to the point of intersection with the centerline of West Davis Street (State Highway 180);

THENCE in an easterly a westerly direction along the centerline of West Davis Street to the PLACE OF BEGINNING and containing 1,414,098.90 square feet or 32.46 acres more or less;