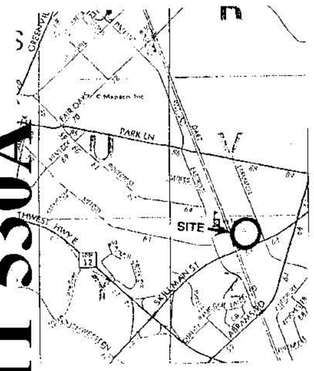
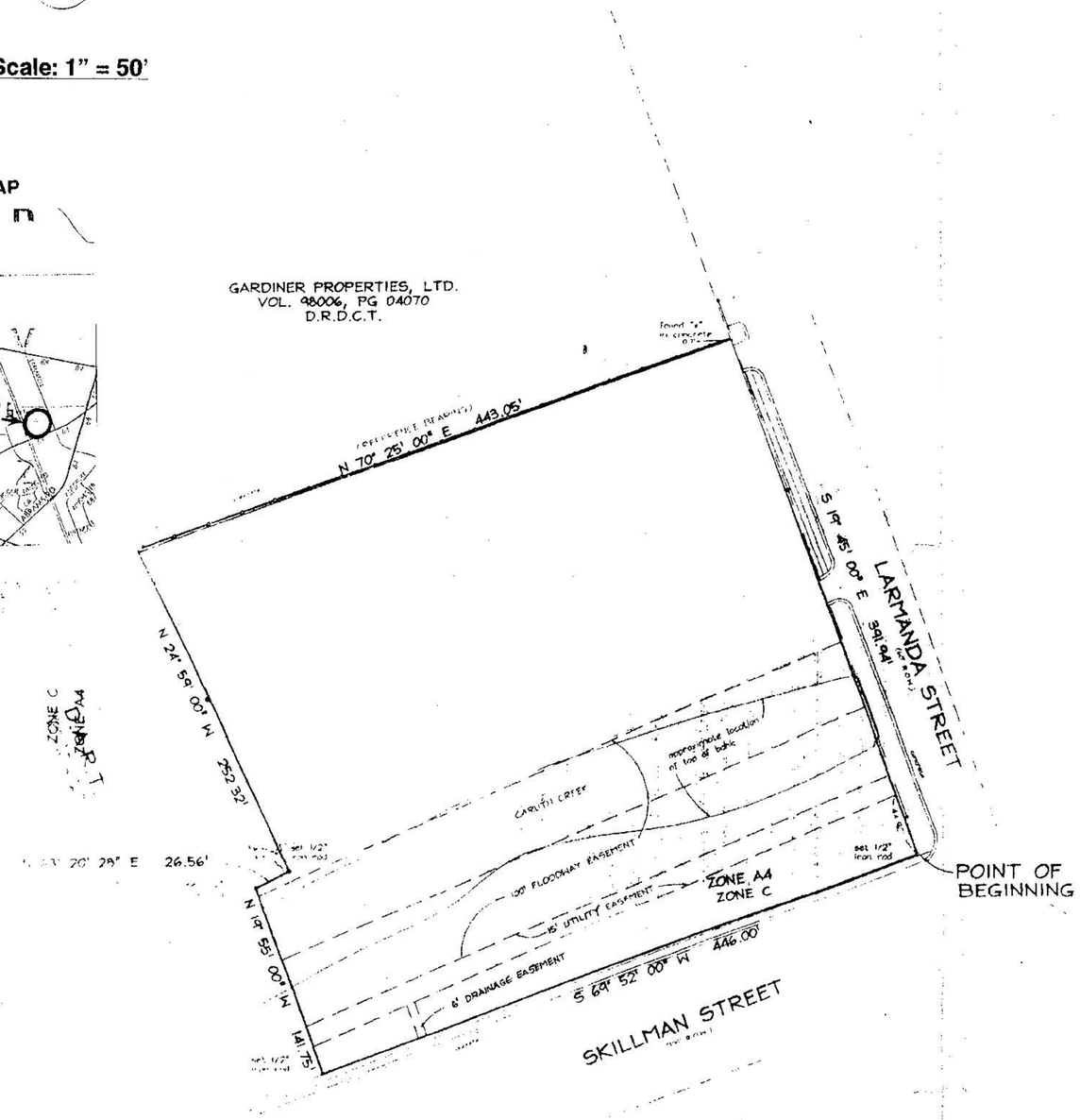
EXHIBIT 530A

N

Scale: 1" = 50'

VICINITY MAP





Being all of Lot 1A, Block 15/5217 R.L. Guyer Subdivision, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 70221, Page 2074, of the Map records of Dallas County, Texas and being more fully described by metes and bounds as follows:

Beginning at a 1/2" iron rod set at the intersection of the North Right of Way line of Skillman Street (100' R.O.W.) and the West Right of Way line of Larmanda Street (60' R.O.W.) being the Southeast corner of said Lot 1A for the Southeast corner of this tract;

Thence: South 69 degrees 52 minutes 00 seconds West, with said North Right of Way line, a distance of 446.00 feet, to a 1/2" iron rod set on the East Right of Way line of D.A.R.T. Railroad (Variable width R.O.W.) for the Southwest corner of this tract;

Thence: North 19 degrees 55 minutes 00 seconds West, with the West line of said Lot 1A, a distance of 141.75 feet, to a 1/2" iron rod set for corner;

Thence: North 63 degrees 20 minutes 28 seconds East, with said West line, a distance of 26.56 feet, to a 1/2" iron rod set being an interior corner of said Lot 1A for an interior corner of this tract;

Thence: North 24 degrees 59 minutes 28 seconds West, with said West line, a distance of 252.32 feet, to a 5/8" iron rod found being the Southwest corner of a called 5.274 acre tract of land described in a deed to Garner Properties, Ltd., recorded in Volume 98006, Page 04070 of the Deed Records of Dallas County, Texas and being the Northwest corner of said Lot 1A for the Northwest corner of this tract;

Thence: North 70 degrees 25 minutes 00 seconds East, with said North line, a distance of 443.05 feet, to a chiseled "X" found on said West Right of Way line of Larmanda Street, being the Northeast corner of said Lot 1A and being the Southeast corner of said Garner Properties tract for the Northeast corner of this tract;

Thence: South 19 degrees 45 minutes 00 seconds East, with said West Right of Way line, a distance of 391.94 feet, to the Point of Beginning, containing 3.951 acres or 172113 square feet of land more or less.

CONCEPTUAL PLAN
PLANNED DEVELOPMENT DISTRICT

SITE: 3.951 ACRES (172,113 sq. ft.)

DEVELOPMENT GUIDELINES:

A)	USES:	Community Retail District, mini-warehouse use
B)	HEIGHT:	54 ft.
C)	STORIES:	4
D)	FLOOR AREA RATIO:	0.5:1 for office uses 0.75:1 for all uses combined
E)	SIGNS:	Business Standards
F)	ACCESS:	Two access points on Larmanda
G)	GENERAL GUIDELINES:	Per CR Guidelines

990336
23769
APPROVED BY
CITY COUNCIL
JAN 27 1999
Shirley Gay
City Secretary

Approved
City Plan Commission
12/3/98

PLANNED DEVELOPMENT DISTRICT NO. 530

Z989-109/8403-ne(RB)

TITLE SURVEY
LOT 1A, BLOCK 15/5217
R.L GUYER SUBDIVISION
DALLAS COUNTY, TEXAS

PRECISE LAND SURVEYING, INC
4915 GUS THOMASSON ROAD • MESQUITE, TEXAS 75150
(972) 681-0272 FAX (972) 279-1508

PRECISE LAND SURVEYING