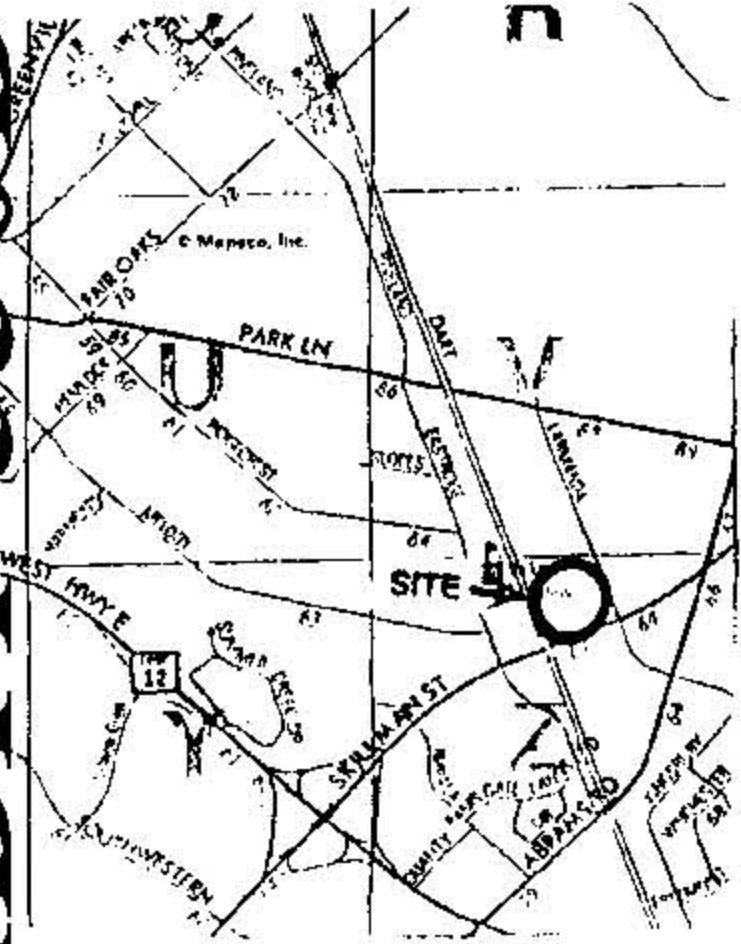


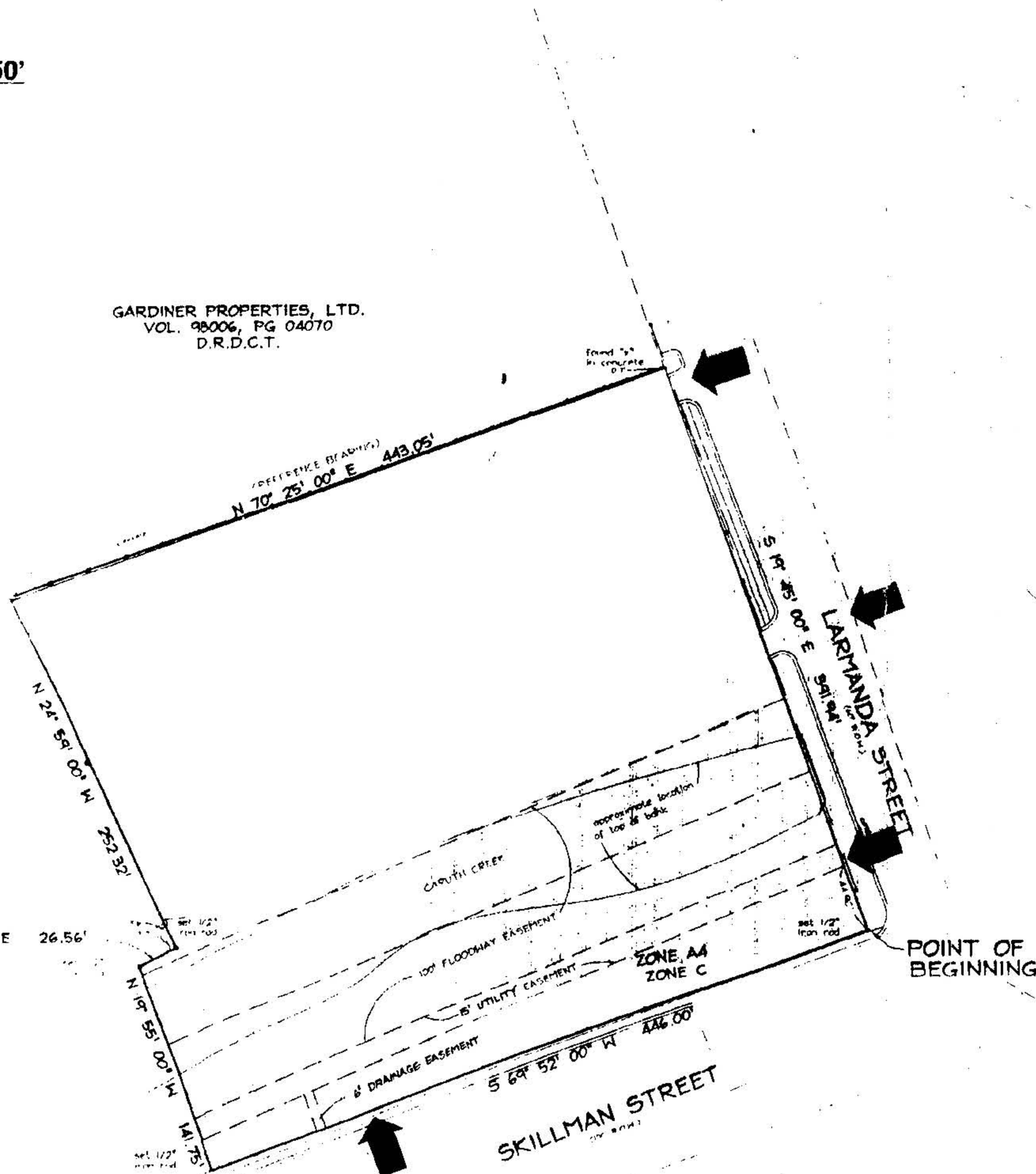


Scale: 1" = 50'

VICINITY MAP



GARDINER PROPERTIES, LTD.  
VOL. 98006, PG 04070  
D.R.D.C.T.



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 Laramanda 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 39 minutes 28 seconds West, with said West line, a distance of 232.32 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 Laramanda 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 172,113 square feet of land more or less.

### CONCEPTUAL PLANNED DEVELOPMENT DISTRICT No. 530

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) GENERAL GUIDELINES: Per CR Guidelines

001680

24265

APPROVED BY  
CITY COUNCIL

MAY 24 2000

*Shirley Goff*  
City Secretary

2990-121/8403-NS (20)

PLANNED DEVELOPMENT DISTRICT NO. 530

#### MAJOR ACCESS POINTS

Revised: December 24, 1999  
Revised: February 7, 2000

EXHIBIT 530B

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

PRECISE LAND SURVEYING, INC.  
4915 GUS THOMASSON ROAD • MCQUINNE, TEXAS 75150  
(972) 681-0772 FAX (972) 279-1508



Table with 2 columns and 10 rows, likely a title block or record table.