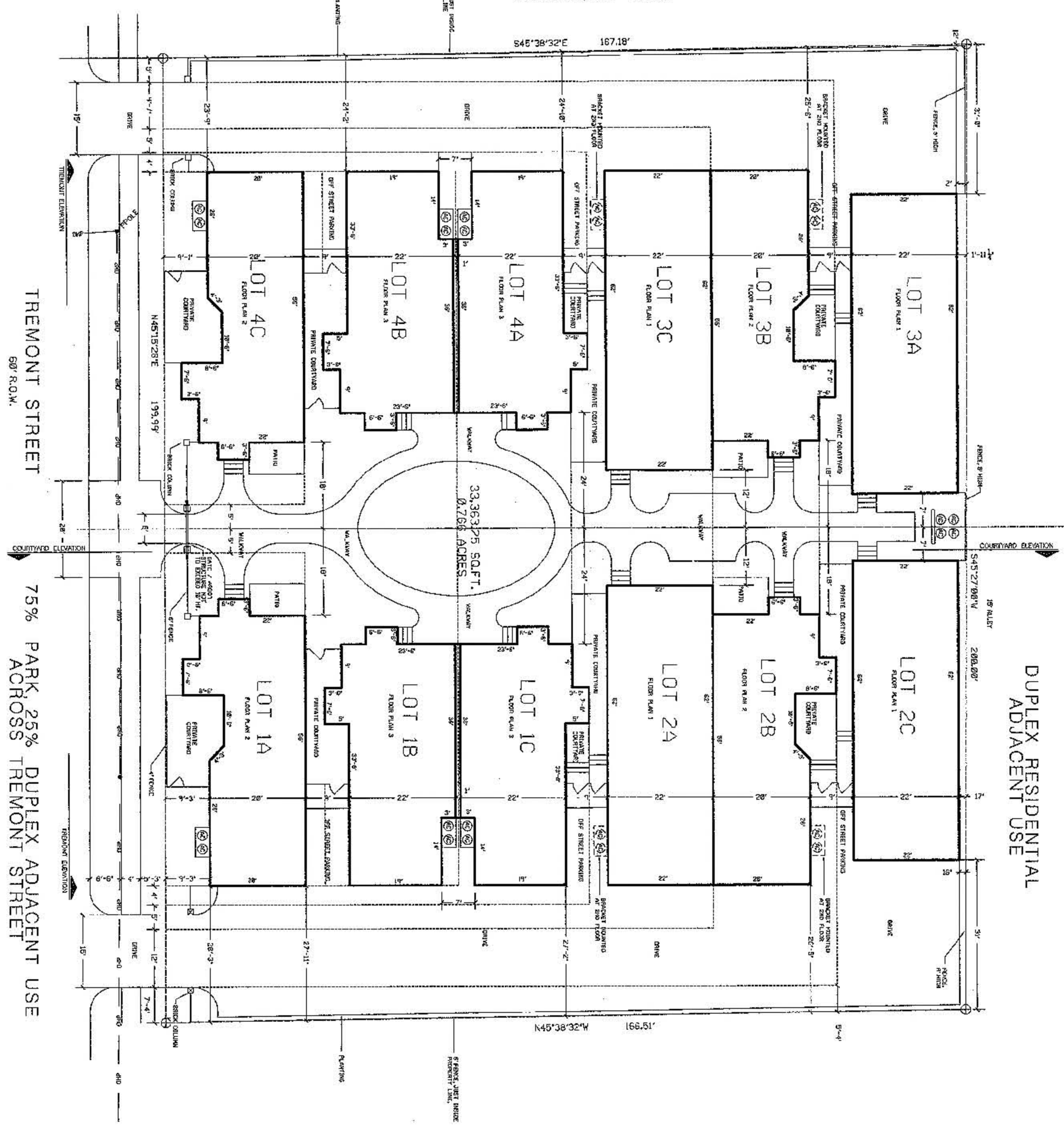


# EXHIBIT 544A

DUPLEX RESIDENTIAL  
ADJACENT USE

**LEGAL DESCRIPTION**

BEGINNING AT A 3 INCH BRASS CAP SET ON & INCH IRON ROD STAKED (6.00) TREMONT ADDITION, R.L.S. 3433 AND BEING THE COMMON CORNER OF BLOCK F/1661, 4 AND 5, BLOCK C/1663 OF N.J. ROSSIGNOL'S ADDITION AND THE SOUTHWEST CORNER OF TREMONT STREET THENCE SOUTH 45 DEGREES 36 MINUTES 33 SECONDS EAST ALONG THE CORNER LINE OF LOTS 4 AND 5, BLOCK C/1663, A DISTANCE OF 147.10 FEET TO A 3 INCH BRASS CAP SET ON & INCH IRON ROD STAKED (6.00) TREMONT ADDITION, R.L.S. 3433 FOR CORNER IN THE NORTHWEST CORNER OF LOT 1, BLOCK C/1663 OF SAID ADDITION AND THE NORTHEAST LINE OF BLOCK F/1661 OF SAID ADDITION, THENCE SOUTH 45 DEGREES 36 MINUTES 33 SECONDS WEST ALONG THE NORTHEAST CORNER LINE OF LOT 1, BLOCK C/1663 OF SAID ADDITION, A DISTANCE OF 147.10 FEET TO A 3 INCH BRASS CAP SET ON & INCH IRON ROD STAKED (6.00) TREMONT ADDITION, R.L.S. 3433 FOR CORNER IN THE SOUTHWEST CORNER OF LOT 1, BLOCK C/1663 OF SAID ADDITION, THENCE NORTH 45 DEGREES 36 MINUTES 33 SECONDS WEST ALONG THE SOUTHWEST CORNER LINE OF LOT 1, BLOCK C/1663 OF SAID ADDITION, A DISTANCE OF 147.10 FEET TO A 3 INCH BRASS CAP SET ON & INCH IRON ROD STAKED (6.00) TREMONT ADDITION, R.L.S. 3433 FOR CORNER IN THE SOUTHWEST CORNER OF LOT 1, BLOCK C/1663 OF SAID ADDITION, THENCE NORTH 45 DEGREES 36 MINUTES 33 SECONDS EAST ALONG THE SOUTHWEST CORNER LINE OF TREMONT STREET, A DISTANCE OF 147.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 53,303.15 SQUARE FEET OR 1.22 ACRES OF LAND.



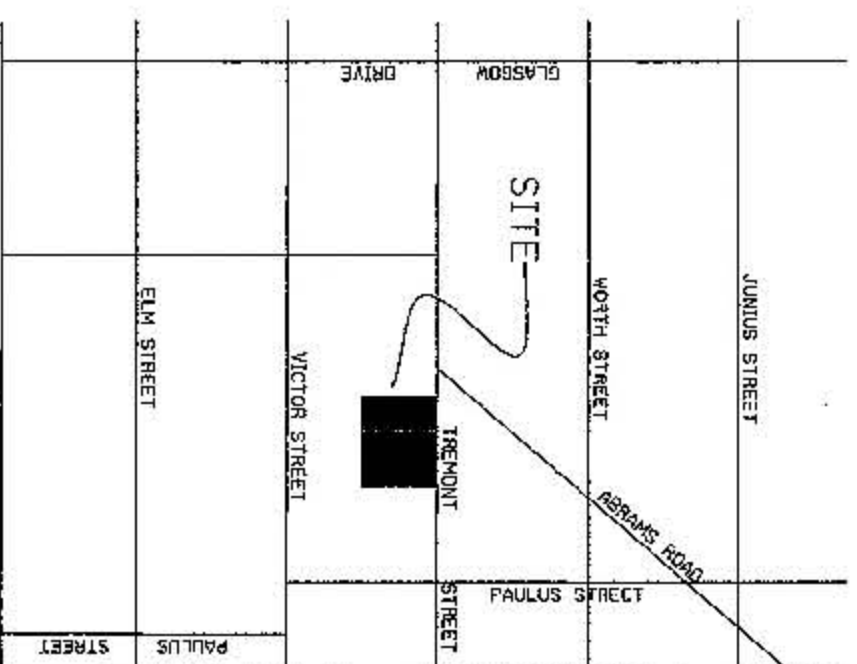
- NOTES:**
- FENCING AT PRIVATE COURTYARDS NOT TO EXCEED 6'.
  - PRIVATE COURTYARD FENCING AT LOTS 1A AND 4C NOT TO EXCEED 4'.
  - BRICK COLUMNS NOTED THUS ARE 2X2' AND NOT TO EXCEED 7' H.

**DEVELOPMENT PLAN**

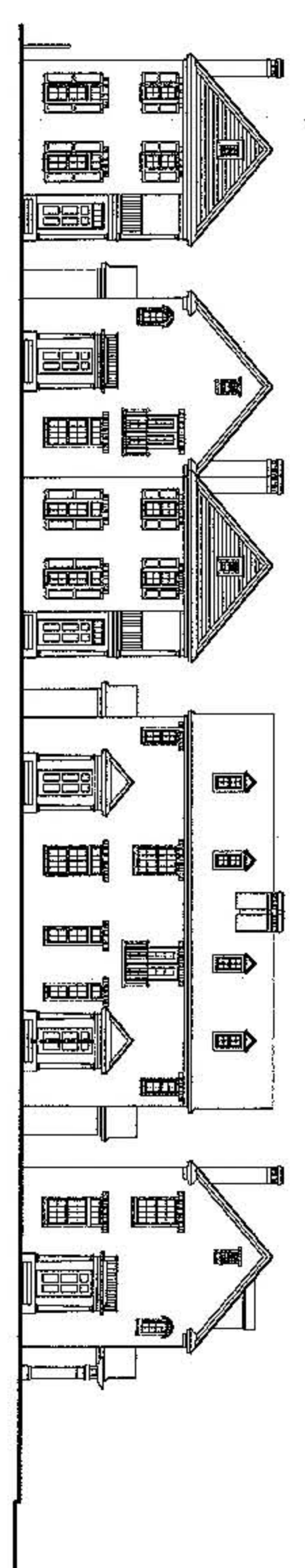
SCALE: 1" = 16'-0"

0' 5' 10' 32'

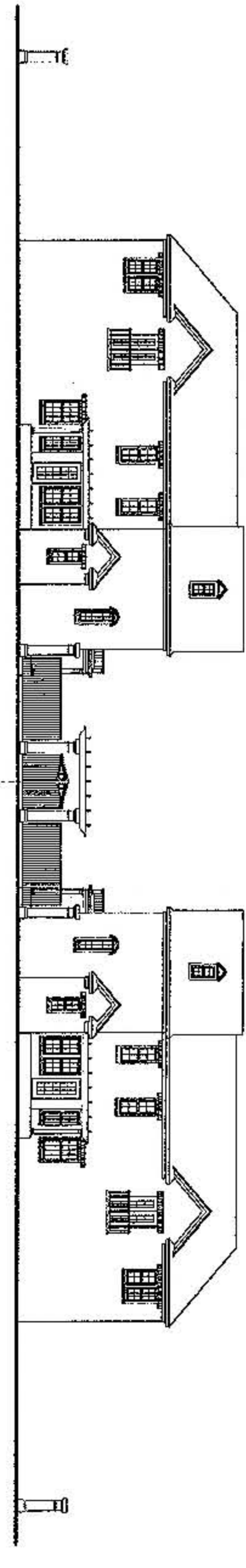
NORTH



VICINITY MAP



COURTYARD ELEVATION



TREMONT ELEVATION

991101  
23835  
APPROVED BY  
CITY COUNCIL  
MAR 24 1999

RECEIVED BY  
MAR 05 1999  
City Secretary

**DEVELOPER**  
DANN RUST, INC.  
6826 WIVIAN  
DALLAS, TEXAS 75223  
(214) 769-3608

**OWNER**  
DANN RUST, INC.  
6826 WIVIAN  
DALLAS, TEXAS 75223  
(214) 769-3608

**LOT COVERAGE**

TOTAL AREA OF LOT	33,363 S.F. (100%)
BUILDING FOOTPRINT AREA	14,294 S.F. (43%)
PRIVATE AND PUBLIC GREEN SPACE	9,854 S.F. (29%)
DRIVEWAY AREA	8,355 S.F. (25%)
OFF-STREET PARKING (UNCOVERED)	870 S.F. (3%)

**APPROVED**  
2-25-99  
City Plan Commission

PLANNING DEPARTMENT DISTRICT NO. 5  
2983-148/10265-5 (67)