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EXHIBIT S-11B

TRACT I

~~BEING that certain tract or parcel of real property situated in City Block 927 in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:~~

~~BEGINNING at a point at the intersection of the northwest line of Lyte Street (a 22' R.O.W.) with the northeast line of the M.K. & T. Railroad (a variable width R.O.W.);~~

~~THENCE Northwesterly along the northeasterly lines of said railroad as follows:~~

~~North 41°43'45'' West, 96.85 feet to a point for corner;~~

~~North 34°57'45'' West, 100.9 feet to a point for corner;~~

~~North 44°21'15'' East, 30.3 feet to a point for corner;~~

~~North 35°09'45'' West, 338.85 feet to a point for corner;~~

~~THENCE North 45°49'15'' East, 228.37 feet to a point for corner;~~

~~THENCE South 44°10'45'' East along the southwest line of Caroline Street (a 22' R.O.W.), 63.00 feet to a point for corner;~~

~~THENCE North 45°33'15'' East, 22 feet to a point for corner on the northeast line of Caroline Street;~~

~~THENCE South 44°10'45'' East along the northeast line of Caroline Street, 424.16 feet to a point for corner;~~

~~THENCE South 45°52'15'' West, 47.0 feet to a point for corner;~~

~~THENCE South 44°22'45'' East, 50 feet to a point for corner in the northwest line of Lyte Street (a 22' R.O.W.);~~

~~THENCE South 46°40'15'' West along the northwest line of Lyte Street, 307.27 feet to the POINT OF BEGINNING, and containing 148,530.8880 square feet or 3.4098 acres of land.~~

BEING all of Lot 1A in City Block A/927, fronting approximately 338.85 feet northwest on the northwest line of Houston Street and fronting approximately 299.86 feet northeast on the northeast line of Lyte Street and containing approximately 3.3121 acres of land

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**TRACT II**

BEING that certain tract or parcel of real property situated in City Block No. 927 in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Lyte Street (a 22' R.O.W.) with the northeast line of the M.K. & T. Railroad (a variable width R.O.W.);

THENCE Northwesterly along the northeasterly lines of said railroad as follows:

North 41°43'45'' West, 96.85 feet;

North 34°57'45'' West, 100.9 feet;

North 44°21'15'' East, 30.3 feet;

North 35°09'45'' West, 338.85 feet to the POINT OF BEGINNING:

THENCE Northwesterly along the northeasterly lines of said railroad as follows:

North 35°09'45'' West, 119.75 feet to a point for corner;

North 45°33'15'' East, 5.0 feet to a point for corner;

North 35°09'45'' West, 101.46 feet to a point for corner;

THENCE North 45°22'15'' East, a distance of 180.71 feet to a point for corner;

THENCE South 43°47'45'' East, a distance of 82.02 feet to a point for corner;

THENCE North 45°30'15'' East, a distance of 142.39 feet to a point for corner;

THENCE South 44°01'45'' East, a distance of 201.07 feet to a point in the northwest line of Pike Park (Pike Park to the City of Dallas, Volume 625, Page 372) and the abandoned R.O.W. of Randall Street (abandoned by City Ordinance No. 3604);

THENCE South 45°33'15'' West along the northwest line of Pike Park, a distance of 133.32 feet to a point for corner in the southwest line of Caroline Street (a 22' R.O.W.);

THENCE North 44°10'45'' West, a distance of 63.00 feet to a point for corner;

THENCE South 45°49'15'' West, a distance of 228.37 feet to the POINT OF BEGINNING, and containing 71,739.3400 square feet or 1.6515 acres of land.