

EXHIBIT S-29A

LEGAL DESCRIPTION

BEING all of Lots 4, 5, & 9 and parts of Lots 1, 2, 3, 6, 7, 10, & 11 of Block 1030 of J.H. Webster's Subdivision (Unrecorded), City of Dallas, Dallas County, Texas and as referenced in deed filed in Volume 86149, Page 5778, Volume 75203, Page 1330, Volume 88140, Page 1620, Volume 81166, Page 1870 and Volume 97227, Page 1937, and being more particularly described as follows:

BEGINNING at a 1" iron rod found for corner in the southeast line of Hood Street (40' R.O.W.), said point being N 44°37'57" E a distance of 198.58 feet from the intersection of the northeast line of Gillespie Avenue (6' variable width R.O.W.) and the southeast line of Hood Street;

THENCE, S 45°00'00" E a distance of 168.47 feet to a 1/2" iron rod set for corner;

THENCE, S 44°37'57" W a distance of 32.95 feet to a 2" iron rod found for corner;

THENCE, S 44°13'03" E a distance of 49.78 feet to a 5/8" iron rod found for corner;

THENCE, N 44°37'57" E a distance of 1.30 feet to a 5/8" iron rod found for corner;

THENCE, S 45°12'05" E a distance of 165.00 feet to a 5/8" iron rod found for corner in the northwest line of Hood Street (6' variable width R.O.W.);

THENCE, S 44°37'57" W continuing along said northwest line of Hood Street a distance of 511.0 feet to a P.K. Nail found for corner;

THENCE, N 45°53'03" W a distance of 70.26 feet to a 1/2" iron rod set for corner;

THENCE, S 44°37'57" W a distance of 102.92 feet to a 3/8" iron rod found for corner in the northeast line of Gillespie Avenue;

THENCE, N 43°34'12" W continuing along said northeast line of Gillespie Avenue a distance of 270.00 feet to a 1/2" iron rod found for corner;

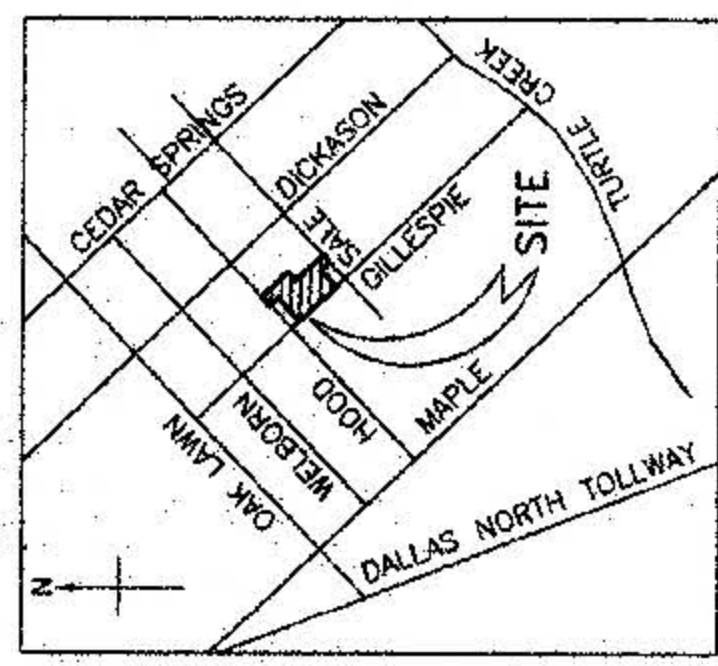
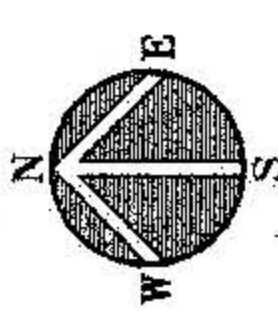
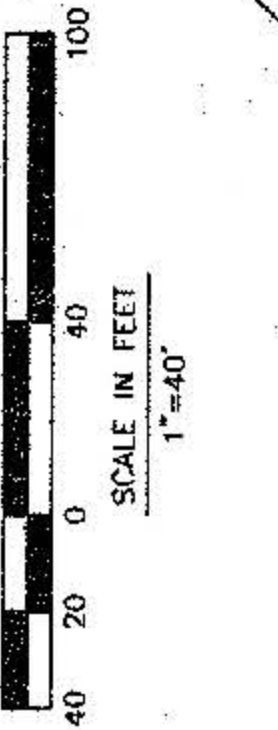
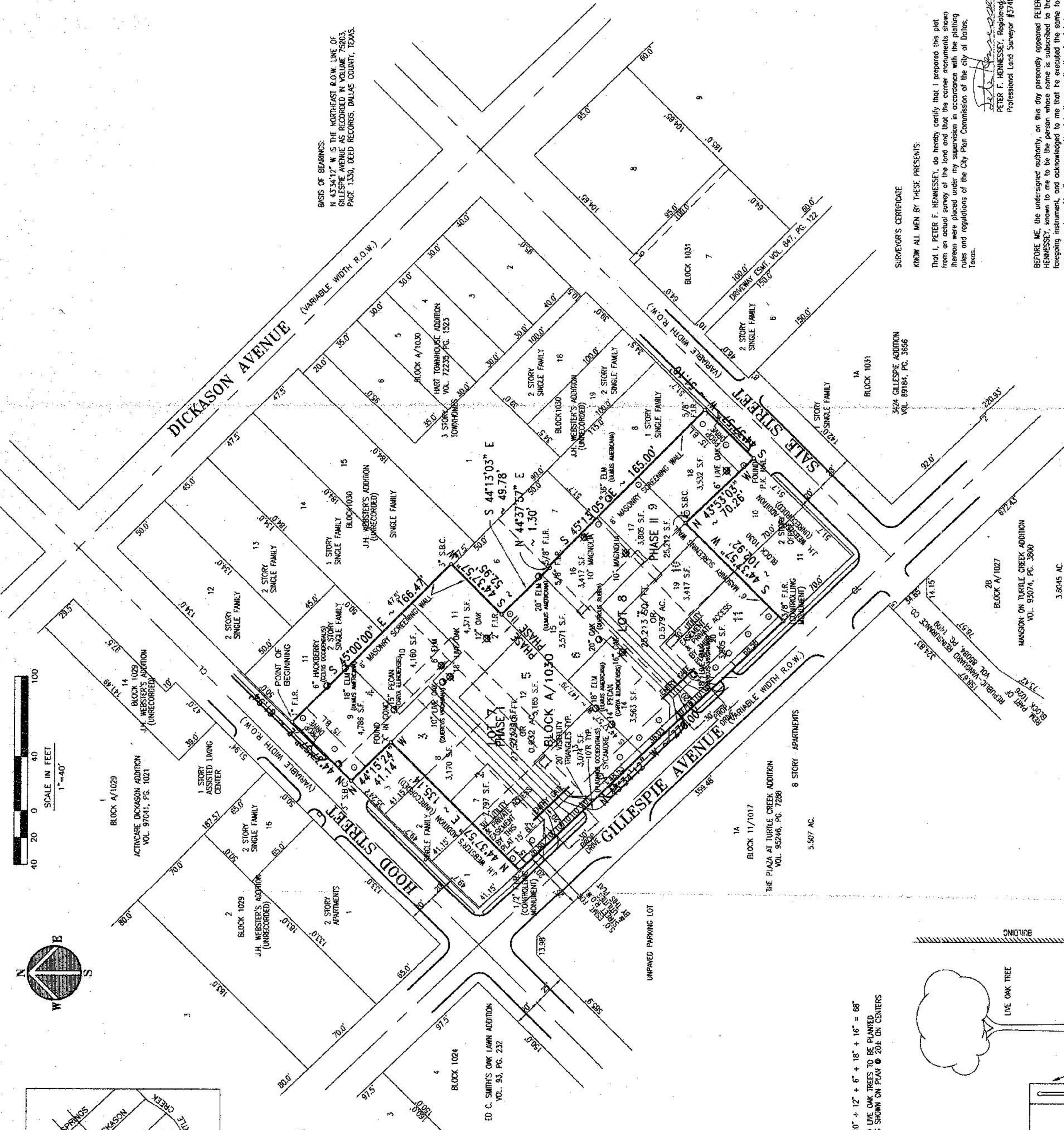
THENCE, N 44°37'57" E a distance of 133.14 feet to an "x" in concrete found for corner;

THENCE, N 44°12'24" W a distance of 41.14 feet to a 1/2" iron rod set for corner in the southeast line of Hood Street;

THENCE, N 44°37'57" E continuing along said southeast line of Hood Street a distance of 81.94 feet to the POINT OF BEGINNING and containing 52,735 square feet or 1.211 acres of land.

9815LOPP 0630

BASIS OF BEARINGS:
 N 45°41'17" W IS THE NORTHEAST R.O.W. LINE OF GILLESPIE AVENUE AS RECORDED IN VOLUME 75013, PAGE 1330, DEED RECORDS, DALLAS COUNTY, TEXAS.



LEGEND

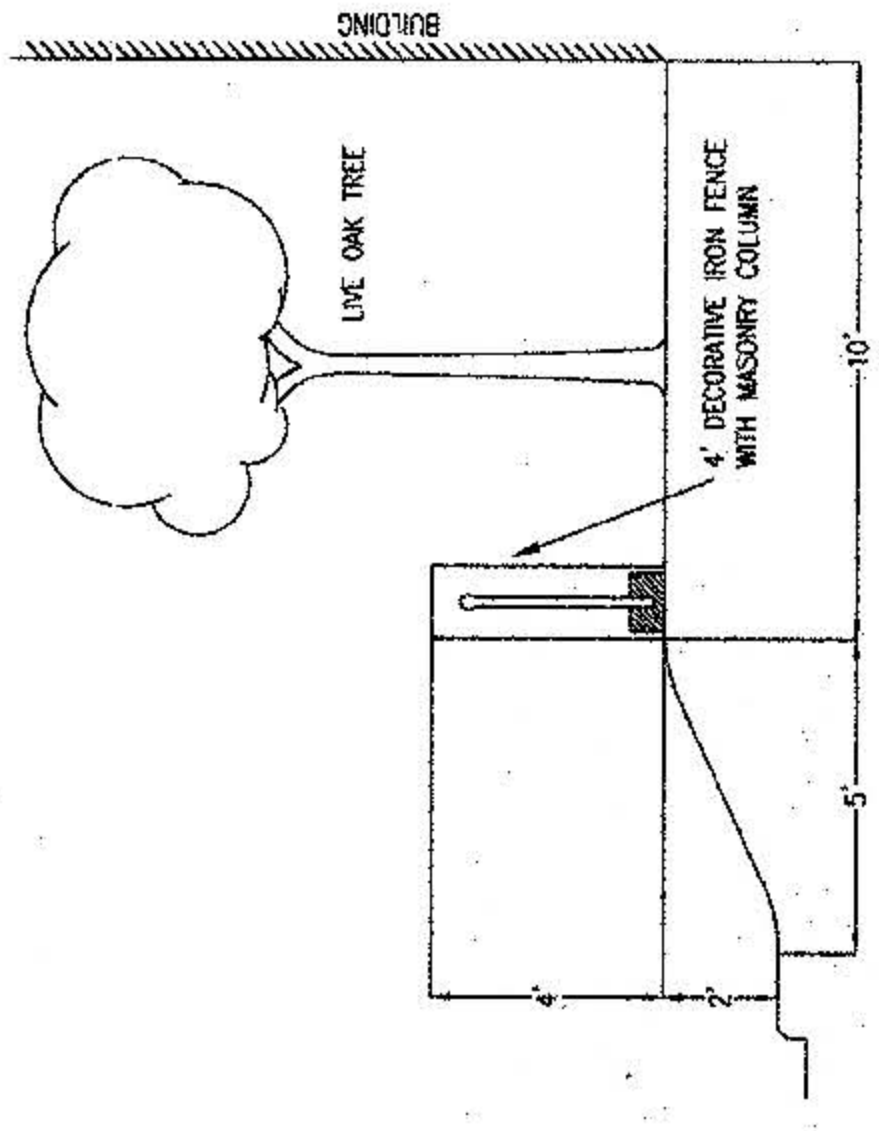
F.I.R. FOUND IRON ROD
 S.B.C. SET 3" BRASS CAP STAMPED "REGENT'S PARK PLS 3740"

LANDSCAPE LEGEND

- TREES TO BE RETAINED
- ⊗ TREES TO BE REMOVED
- TREES TO BE PLANTED

TREES MITIGATION

6 TREES TO BE REMOVED: 6' x 10' + 12' x 6" + 18' x 16" = 68'
 NEW TREES: 20 x 3.5" = 70'. 20 LIVE OAK TREES TO BE PLANTED AS SHOWN ON PLAN @ 20' ON CENTERS



APPROVED BY
CITY COUNCIL

SEP 09 1999

Anthony Gray
 City Secretary

982641
 23640

Empire Street
 City of Dallas Commission

8/6/99

PLANNED DEVELOPMENT DISTRICT NO. 2, 2, 0

PLANNED DEVELOPMENT DISTRICT NO. 1, 2, 3

2978-288/0622-C-CEP

CURRENT ADDRESSES: 3508-3508 GILLESPIE AVE., 2409 SALE ST., & 2812 HOOD ST.
 OWNER/DEVELOPER: REGENT'S PARK VENTURE
 3141 HOOD ST., SUITE 800
 DALLAS, TEXAS 75219-0003
 PH. 214-521-8000

SITE ZONING: PD #193 (MF-3-D)



SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS,
 That I, PETER F. HENNESSY, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my supervision in accordance with the plotting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

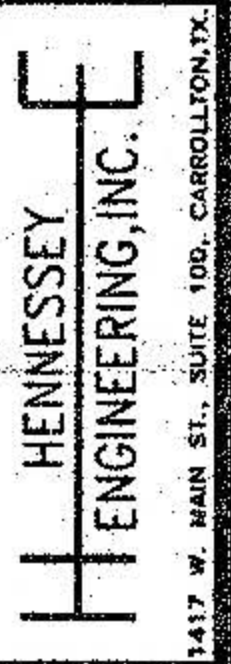
Peter F. Hennessy
 PETER F. HENNESSY, Registered Professional Land Surveyor #2740

BEFORE ME, the undersigned authority, on this day personally appeared PETER F. HENNESSY, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of September, 1999.

Notary Public, State of Texas
 Notary Public, State of Texas
 Jo Anne Hennessy

My Commission Expires: 9-27-99
 944801P 035



C:\DRAWINGS\9815P 0732

FRONT YARD LANDSCAPING