

COUNCIL CHAMBER

June 27, 2007

WHEREAS, the termination of deed restrictions in the attached instrument has been volunteered in connection with property being all or part of City Blocks 8271, 8313, 8314, 8315, 8316, 8320, 8321, and 8323, City of Dallas, Dallas County, Texas, which is the subject of zoning case No. Z067-158; and

WHEREAS, the City Council desires to accept the termination of deed restrictions in the attached instrument; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the termination of deed restrictions in the attached instrument be and is hereby accepted by the City Council of the City of Dallas to be used in conjunction with the development of property that is the subject of Zoning Case No. Z067-158.

Section 2. That the termination of deed restrictions must be filed in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By 

Assistant City Attorney

APPROVED

HEAD OF DEPARTMENT

APPROVED

DIRECTOR OF FINANCE

APPROVED

CITY MANAGER

6-27-07

ORDINANCE NO. 26872

An ordinance changing the zoning classification on the following property:

BEING an area generally bounded by Interstate Highway 20, J. J. Lemmon Road, Wintergreen Road, and Bonnie View Road, and containing approximately 1,319 acres,

from an R-7.5(A) Single Family District, a CR Community Retail District, an RR Regional Retail District, an LI Light Industrial District, and an IM Industrial Manufacturing District to Planned Development District No. 761 (the Dallas Logistics Port Special Purpose District); amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 761; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

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SECTION 1. That the zoning classification is changed from an R-7.5(A) Single Family District, a CR Community Retail District, an RR Regional Retail District, an LI Light Industrial District, and an IM Industrial Manufacturing District to Planned Development District No. 761 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Article 761 to read as follows:

“ARTICLE 761.

PD 761.

The Dallas Logistics Port Special Purpose District

SEC. 51P-761.101. LEGISLATIVE HISTORY.

PD 761 was established by Ordinance No. _____, passed by the Dallas City Council on June 27, 2007.

SEC. 51P-761.102. PROPERTY LOCATION AND SIZE.

PD 761 is established on property bounded by Interstate Highway 20, J. J. Lemmon Road, Wintergreen Road, and Bonnie View Road. The size of PD 761 is approximately 1,319 acres.

SEC. 51P-761.103. CREATION OF SUBDISTRICTS.

This special purpose district is divided into the Logistics Industrial (LI) and Logistics Retail (LR) Subdistricts. Exhibit 761A shows the boundaries of each subdistrict.

SEC. 51P-761.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this special purpose district:

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(1) INTERMODAL RAILROAD FACILITY means a facility for the loading, unloading, storage (inside and outside), distribution, and transfer of cargo containers from railroads.

(2) DISTRICT IDENTIFICATION SIGNS means a sign that identifies the Logistics Port Special Purpose District.

(3) MOVEMENT CONTROL SIGN means a sign that directs vehicular and pedestrian movement within this special purpose district.

(4) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(5) STREET-YARD means that portion of a lot between a building facade facing a street and the property line.

(6) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This special purpose district is considered to be a nonresidential zoning district.

(d) In this special purpose district, a single family, duplex, or multifamily use creates a residential adjacency as defined in Chapter 51A.

(e) A planned development subdistrict may be established as a subdistrict of this special purpose district in accordance with Section 51A-4.702. If there is a conflict between an ordinance establishing or amending a planned development subdistrict and this article, the ordinance that established or amended the subdistrict controls.

SEC. 51P-761.105. CONCEPTUAL PLAN.

A conceptual plan is not required for this special purpose district.

SEC. 51P-761.106. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

SEC. 51P-761.107. MAIN USES PERMITTED.(a) Logistics Industrial (LI) Subdistrict.(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Machine or welding shop. [Inside only. RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

- Industrial (inside). [SUP required if the use is potentially incompatible; otherwise with RAR. See Section 51A 4.203(a).]
- Industrial (inside) for light manufacturing.
- Industrial (outside). [RAR]
- Mining. [Limited to oil and gas exploration and production; by SUP only; and must be spaced a minimum of 1,000 feet from single family, duplex, or multifamily uses.]

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-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

None permitted.

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*

-- Hotel or motel. *[By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]*

-- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

-- Carnival circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. *[RAR]*

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

-- Country club with private membership.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential use.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Airport or landing field. *[SUP]*
- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Intermodal railroad facility.
- Railroad passenger station. *[SUP]*
- Railroad yard, roundhouse, or shops. *[RAR]*
- STOL (short take off or landing) port. *[SUP]*
- Transit passenger shelter.

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-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). Treat as if in an industrial district.]*
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). *[See Section 51P-761.110.]*
- Outside storage (without visual screening). *[See Section 51P-761.110.]*
- Petroleum product storage and wholesale. *[RAR]*
- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in an industrial district.]*
- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in an industrial district.]*
- Recycling drop-off container. *[See Section 51A-4.213 (11.2). Treat as if in an industrial district.]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3). Treat as if in an industrial district.]*
- Sand, gravel, or earth sales and storage. *[RAR]*

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- Trade center.
 - Vehicle storage lot.
 - Warehouse. *[RAR]*
- (b) Logistics Retail (LR) Subdistrict.
- (1) Agricultural uses.
- None permitted.
- (2) Commercial and business service uses.
- Building repair and maintenance shop. *[RAR]*
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Machinery, heavy equipment, or truck sales and services. *[RAR]*
 - Medical or scientific laboratory. *[SUP]*
 - Tool or equipment rental.
 - Vehicle or engine repair or maintenance. *[RAR]*
- (3) Industrial uses.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (4) Institutional and community service uses.
- None permitted.
- (5) Lodging uses.
- Extended stay hotel or motel. *[SUP]*
 - Hotel or motel. *[By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]*
 - Lodging or boarding house.
 - Overnight general purpose shelter. *[See Section 51A-4.205(2.1). Treat as if in an industrial district.]*
- (6) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.

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(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
- Ambulance service. *[RAR]*
- Business school.
- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. *[Subject to the design standards in Section 51A-4.605(a) rather than the design guidelines in Section 51P-761.117.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Intermodal railroad facility.
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211(10).]

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as if in an industrial district.]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]

SEC. 51P-761.108.**ACCESSORY USES.**

(a) In general. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Logistics Industrial (LI) Subdistrict. The following accessory uses are not permitted in this subdistrict:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) Logistics Retail (LR) Subdistrict. The following accessory uses are not permitted in this subdistrict:

- Accessory community center (private).
- Home occupation.
- Private stable.

SEC. 51P-761.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Logistics Industrial (LI) Subdistrict.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 50 feet.

(B) Minimum front yard may be reduced to 25 feet if the adjacent right-of-way is less than 72 feet wide, measured from back-of-curb to back-of-curb.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 25 feet.

(B) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 100 feet.

(C) No minimum side yard for lots abutting railroad rights-of-way or rail spurs.

(3) Rear yard.

(A) Except as provided in this paragraph, minimum rear yard is 25 feet.

(B) Minimum rear yard for lots abutting single family, duplex, or multifamily uses is 100 feet.

(C) No minimum rear yard for lots abutting railroad rights-of-way or rail spurs.

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(4) Floor area.

(A) Except as provided in this paragraph, maximum floor area for all uses combined is 2.0.

(B) No maximum floor area for industrial (inside), industrial (inside) for light manufacturing, or office showroom/warehouse uses.

(5) Height.

(A) Unless further restricted in Subparagraph (B), maximum structure height is 200 feet.

(B) Except as provided in this subparagraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this subparagraph, the site of origination is any single family, duplex, or multifamily use.

(i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

(ii) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(iii) Cranes located within an intermodal railroad facility use are exempt from the residential proximity slope.

(6) Lot coverage.

(A) Maximum lot coverage is 55 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is 17. Parking garages are exempt from this requirement, but must comply with the height regulations in Section 51P-761.109(a)(5).

(b) Logistics Retail (LR) Subdistrict.

(1) Front yard. Minimum front yard is 25 feet.

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(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 15 feet.

(B) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 40 feet.

(3) Rear yard.

(A) Except as provided in this paragraph, minimum rear yard is 25 feet.

(B) If a lot abutting a single family use has a structure that exceeds one story or 20 feet in height, the minimum rear yard is 50 feet.

(C) If a lot abutting a single family use has a structure that exceeds two stories or 45 feet in height, the minimum rear yard is 100 feet.

(4) Floor area. Maximum floor area ratio is:

(A) 0.5 for office uses; and

(B) 1.5 for all uses combined.

(5) Height.

(A) Unless further restricted in Subparagraph (B), maximum structure height is 55 feet.

(B) Except as provided in this subparagraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this subparagraph, the site of origination is any single family, duplex, or multifamily use.

(i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

(ii) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(6) Lot coverage.

(A) Maximum lot coverage is 50 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations in Section 51P-761.109(b)(5).

SEC. 51P-761.110. SCREENING AND HEIGHT OF OUTSIDE STORAGE.

(a) Intermodal railroad facility uses.

(1) Screening. Screening of outside storage is not required.

(2) Height. No maximum height for outside storage.

(b) Other uses.

(1) Screening. If an outside storage area is visible from a public right-of-way, visible from a single family, duplex, or multifamily use, or visible from and within 100 feet of an adjoining property with a use other than a residential or an intermodal railroad facility use, screening of outside storage must be constructed and maintained as follows:

(A) Screening must be constructed of:

(i) brick, stone, or concrete masonry;

(ii) earthen berm planted with turf grass or ground cover recommended for local area use by the city arborist;

(iii) evergreen plant materials recommended for local area use by the city arborist; or

(iv) any combination of the above.

(B) Screening must be a minimum of nine feet in height and must be provided before the issuance of a certificate of occupancy for the use.

(C) A required screening wall or fence may not have more than 10 square inches of openings in any give square foot of surface.

(D) The berm may not have a slope that exceeds one foot of height for each two feet of width.

(E) Plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density. Plant materials must be capable of providing a solid appearance and must provide a visual barrier of the required height within three years of their initial planting.

(2) Height.

(A) Except as provided in this paragraph, maximum stacking height of outside storage is 30 feet.

(B) Maximum stacking height of outside storage within 40 feet of screening is eight feet.

SEC. 51P-761.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Consult Divisions 51A-4.300 for information regarding off-street parking and loading generally.

(c) For an intermodal railroad facility use, minimum required off-street parking is one space for each 1,000 square feet of floor area.

(d) For intermodal railroad facility, freight terminal, office showroom/warehouse, and warehouse uses, minimum required off-street loading is follows:

Floor area	Loading spaces required
0-10,000 sq.ft	none
more than 10,000 to 50,000 sq.ft.	1 space
more than 50,000 to 100,000 sq.ft.	2 spaces
more than 100,000 sq.ft.	2 spaces plus one additional space per 100,000 square feet of floor area

SEC. 51P-761.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-761.113. LANDSCAPING

(a) Site trees.

(1) Intermodal railway facility use.

(A) One tree having a caliper of at least two inches must be provided for each 20,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the site trees to be planted within the intermodal railway facility use, site trees may be planted within 1,000 feet of the intermodal railroad facility use on public property or on other properties within this special purpose district, subject to a maintenance agreement with the owner of the property. Site trees planted on a property subject to a maintenance agreement may not be counted toward the site tree requirements on that property.

(2) Freight terminal, office showroom/warehouse, and warehouse uses.

(A) One tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

(3) Other permitted uses.

(A) One tree having at least two caliper inches must be provided for each 4,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(B) If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

(4) Credit for existing trees. Existing trees may be used to satisfy the site tree requirement pursuant to Section 51A-10.125(b)(3)(B).

(b) Street-yard landscaping.

(1) In addition to any buffer landscaping required under Subsection (c), at least 15 percent of the area of the street-yard must be landscaped.

(2) One tree must be provided within the street-yard for every 50 feet of street frontage.

(3) Trees required in the street-yard also qualify for site trees under Subsection (a) but do not qualify as buffer trees under Subsection (c).

(4) Street-yard landscaping must be provided before the issuance of a certificate of occupancy.

(c) Buffers.

(1) Intermodal railroad facility use buffer.

(A) Where an intermodal railroad facility use abuts Bonnie View Road, a single family, duplex, or multifamily use, or a street, a minimum 60-foot-wide buffer must be provided. On all other perimeters of an intermodal railroad facility use, a minimum 15-foot-wide buffer must be provided.

(B) One tree having a caliper of at least two inches must be provided for every 20,000 square feet of buffer, or fraction thereof, with a minimum of four trees being provided.

(2) Perimeter buffer. Except as provided in paragraph (1), a minimum 20-foot-wide perimeter landscape buffer must be provided along a lot abutting a single family use. One large canopy tree must be provided for every 50 feet of landscape buffer.

(3) Parking lot buffer.

(A) Except as provided in paragraph (1), a 20-foot-wide landscape buffer must be provided between a parking lot and an adjacent divided thoroughfare.

(B) Except as provided in paragraph (1), a ten-foot-wide landscape buffer must be provided between a parking lot and an adjacent undivided street.

(C) A parking lot landscape buffer must consist of large shrubs placed a maximum of 36 inches on center over the entire length of the buffer. The large shrubs must be maintained at a minimum height of three feet and must be capable of providing a solid appearance within three years.

(D) The parking lot buffer may be within the street-yard.

(E) Trees required for street-yard landscaping may be provided within a parking lot buffer if the parking lot buffer is located within a street-yard.

(d) Parking lot landscaping.

(1) Parking lot landscaping must comply with the following standards:

(A) Every required parking space must be within 100 feet of a landscape island.

(B) Twenty square feet of landscape area within a landscape island must be provided for every required parking space.

(C) Landscape islands must be a minimum of eight feet in width measured from inside-of-curb to inside-of-curb.

(D) Each landscape island must have a minimum of one canopy tree. Trees in landscape islands qualify as site trees under Subsection (a), but do not qualify as buffer tree under Subsection (c).

(E) Section 51A-10.104, "Planting Area Requirements," applies to the parking lot landscape areas.

(2) Parking lot landscape requirements apply only to passenger car parking lots, not parking lots used exclusively for trucks.

(e) Dumpster screening. Dumpsters visible from a public street must be screened on three sides with a minimum six-foot-high opaque screening material (not chain link or wooden fences). The fourth side must be a metal gate.

(f) Artificial lot.

(1) Section 51A-10.122, "Artificial Lot Delineation," applies to this special purpose district.

(2) An artificial lot within this special purpose district is not required to have street frontage.

(g) Irrigation.

(1) Except as provided in this subsection, all required plant materials must be irrigated by an automatic irrigation system installed to comply with industry standards.

(2) A facility that is landscaped to comply with the LEED NC credit system, LEED certification, or equivalent rating system, including Texas Smartscape, may provide an alternative landscape maintenance program certified as appropriate by a licensed landscape architect or licensed irrigator.

(3) A water maintenance program must be specified on a landscape plan approved by the building official that identifies water sources and the areas where alternative irrigation measures will be used.

(4) If irrigation is provided by an optional collection system, it should be noted on the landscape plan.

(h) Landscape maintenance. Plant materials must be maintained in a healthy growing condition.

SEC. 51P-761.114. TREE PRESERVATION.

(a) In general. Except as provided in this section, the tree preservation regulations in Article X apply.

(b) Applicability. Tree preservation regulations do not apply to the following:

(1) Lots smaller than two acres in size that contain single family or duplex uses.

(2) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.

(3) Trees planted and growing on the premises of a licensed plant or tree nursery that are planted and growing for the sale to the general public.

(4) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.

(5) A tree located within designated rights-of-way.

(6) A tree within a designated building foundation area.

(7) Any tree less than 18 caliper inches in size within an intermodal railroad facility use or within a railroad yard, roundhouse, or shops use.

(8) A tree within an existing or designated public utility easement area or public drainage easement area.

(9) Trees with a caliper of 12 inches or less.

(10) Cedar (juniper) trees.

(c) Tree removal permit. In lieu of a tree survey, an applicant for a tree removal permit may provide an estimate of caliper inches to be removed based on a sampling of trees within the lot or tract to be developed. The sampling must be a minimum of 10 percent of the lot or tract from which the trees are to be removed.

(d) Alternative methods of compliance.

(1) In addition to the alternative methods of compliance with tree replacement requirements in Section 51A-10.135, an applicant for tree replacement may:

(A) donate land within the city limits to the city for tree preservation purposes using the same standards and procedures as in Section 51A-10.135(a)(4) and (d) (but in fee simple rather than as an easement);

(B) plant replacement trees on other property within the special purpose district; or

(C) plant replacement trees on property that is within one mile of the tree removal property but still within the city limits.

(2) Trees planted in public property, including public right-of-way, may be used to mitigate trees removed.

(e) Tree replacement credits.

(1) A credit against replacement trees is available for protected trees with a caliper greater than 12 inches preserved within tree preservation areas at a ratio of four caliper inches of credit for each one caliper inch preserved in the tree preservation area. Tree preservation areas must be shown on a landscape plan. The amount of credit for a tree preservation area is determined by:

(A) For tree preservation areas with more than five acres, a sampling of trees in 10 percent of the area to be preserved.

(B) For tree preservation areas five acres or less, a tree survey of preserved trees.

(2) For any platted lot abutting a designated floodplain, a credit against replacement trees is available for protected trees greater than 18 inches preserved in floodplain areas at a ratio of one caliper inch of credit for each one caliper inch preserved. Floodplain areas receiving tree replacement credits must be shown on a landscape plan. If a credit is given for trees preserved in a floodplain area, the floodplain area is not eligible for reclamation under Article V.

(3) Credit against replacement trees is available for meeting the most recent version of the LEED Reference Guide for New Construction and Major Renovations, (the "LEED Guide"). Each LEED credit under the Sustainable Sites or Water Efficiency categories counts as two credits for the purposes of this paragraph.

(A) Sites with 5 credits qualify for a five percent reduction in the total caliper inches of trees required to be mitigated.

(B) Sites with between 6 and 10 credits qualify for a 10 percent reduction in the total caliper inches of trees required to be mitigated.

(C) Sites with between 11 and 15 credits qualify for a 20 percent reduction in the total caliper inches of trees required to be mitigated.

(D) Sites with between 16 and 20 credits qualify for a 30 percent reduction in the total caliper inches of trees required to be mitigated.

(E) Sites with between 21 and 25 credits qualify for a 40 reduction in the total caliper inches of trees required to be mitigated.

(F) Sites with more than 25 credits qualify for a 50 percent reduction in the total caliper inches of trees required to be mitigated.

(4) No credit may be given for tree preservation that is outside the city.

(f) Location of replacement trees.

(1) Replacement trees may be planted in a parkway provided that they are at least 10 feet from any underground utility and at least 20 feet from overhead utility lines.

(2) Replacement trees may not be planted outside of the city.

(g) Timing for tree planting. Replacement trees must be planted within 18 months after issuance of a tree removal permit.

(h) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this special purpose district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(i) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

SEC. 51P-761.115. TRAFFIC IMPACT ANALYSIS.

(a) A traffic impact analysis must be conducted by a traffic engineer and submitted to the director of public works and transportation before the issuance of a building permit for construction that will cause the total floor area within this special purpose district to exceed:

- (1) five million square feet; and
- (2) 10 million square feet.

(b) Based on the traffic impact analysis, the traffic improvements that the director of public works determines are necessary must be made before any further building permits may be issued.

SEC. 51P-761.116. SIGNS.

(a) General. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) District identification signs.

(1) For purposes of this subsection, the premise is the entire special purpose district.

(2) A district identification sign may:

(A) be located within 500 feet of an interstate highway or designated thoroughfare;

(B) not contain more than 200 square feet of effective area;

(C) not exceed 40 feet in height; and

(D) be externally illuminated.

(3) No more than one district identification sign is permitted for every 2,000 feet of street frontage, or portion thereof, if located within 500 feet of an interstate highway or designated thoroughfare

(4) HBA signs are not permitted.

(c) Movement control signs.

(1) Movement control signs must direct vehicular or pedestrian movement within the special purpose district and may include the name, address, logo, and directional symbol of any use located within the special purpose district.

(2) Movement control signs may be externally or internally illuminated.

(3) A movement control sign must be located at least 1,000 feet from another movement control sign.

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- (4) Movement control signs may:
- (A) be attached or detached signs;
 - (B) not exceed 60 square feet in effective area;
 - (C) not exceed 15 feet in height;
 - (D) be erected anywhere within the subdistrict without limit as to number.

(5) A movement control sign may be located in a public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter; Article VI of Chapter 43 of the Dallas City Code; Chapter 45 of the Dallas Building Code; and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.

(6) The director of public works and transportation must review the location of any sign located in the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.

(7) A movement control sign located outside the public right-of-way must have a minimum setback of 15 feet from the property line. No sign may be located in the visibility triangle.

- (8) HBA signs are not permitted.

SEC. 51P-761.117. DESIGN GUIDELINES.

(a) Introduction. The purpose of these design guidelines is to encourage quality development that will contribute to the overall aesthetics of the special purpose district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with and enhance the overall appearance of the special purpose district.

(b) Applicability. The design guidelines apply to uses built after June 27, 2007.

(c) Materials.

(1) The surface of each exterior wall (excluding doors and windows) facing a public street, residential use, or public open space must consist of stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials.

(2) Other cement products (such as stucco, Hardy Plank, or other similar materials) are limited to 50 percent of the buildings' exterior finishes.

(3) When used, stucco must be located at least eight feet above grade on a facade visible from a public right-of-way or a public area.

(d) Facades.

(1) Horizontal articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the wall's height without having an off-set plane of 10 percent of the wall's height (with a maximum off-set of five feet). The off-set plane must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.

(2) Vertical articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the height of the wall without changing height by a minimum of 10 percent of the wall's height (with a maximum change in height of five feet). The changed height must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.

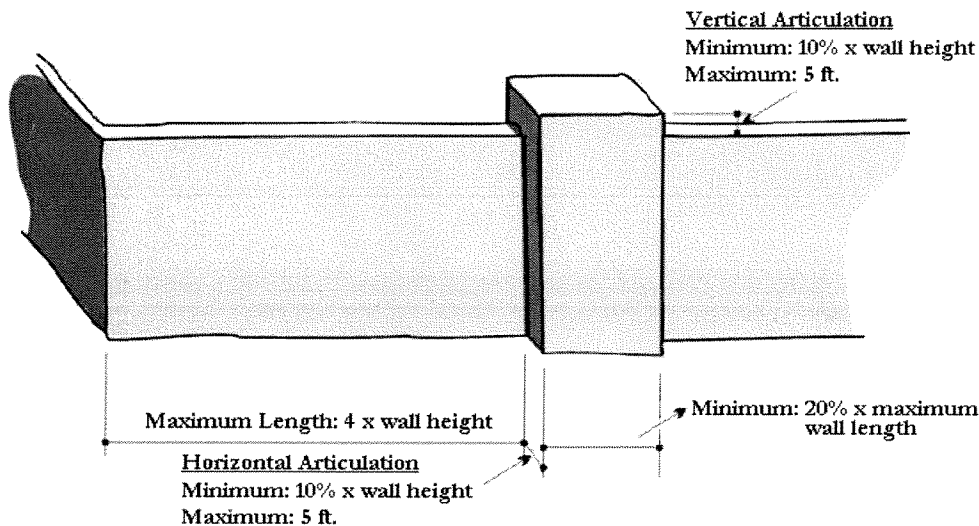


Figure 1: Horizontal and Vertical Articulation

(3) Roofs. Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fence may not be used as a screening material.

(e) Exceptions and variations.

(1) The city plan commission may approve a site plan that does not comply with the design standards in this section if:

(A) strict compliance with these design standards are impractical due to site constraints or would result in substantial hardship;

(B) the site plan complies with the spirit and intent of these design standards;

(C) the site plan furthers the stated purpose of these design standards; and

(D) the variation or exception from these design standards will not adversely affect surrounding properties.

(2) The city plan commission must follow the same procedure used for approval of minor amendments to development plans and the fee for a minor plan amendments applies.

SEC. 51P-761.118 LIGHTING.

(a) In general. All lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices.

(b) Lighting plan review. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site. Photometric plans must graphically depict illumination layout and foot candle values within the area being lighted and at the property lines. All photometric plans and pertinent illumination design information (including fixtures, electrical design data, and IESNA data for luminaries) must be signed and sealed by a licensed engineer in the state of Texas.

(c) General design. Except as provided in this section, all lighting must provide proper site illumination while directing illumination away from any adjacent property.

(1) Street lighting. Street lighting must conform at a minimum to the Texas Department of Transportation Highway Illumination Manual.

(2) Site lighting. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level, and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

(3) Parking lot lighting.

(A) Parking lot lighting must provide no more than a maintained average of one-and-a-half foot-candles at ground level, and must not distribute more than one quarter of one foot-candle of light on adjacent residential property.

(B) A minimum average of the greater of either one foot candle (maintained) or that required by applicable IESNA practice must be maintained.

(4) Sign lighting. All sign lighting must be designed to minimize uplight. Floodlight use to illuminate signs must be done in a manner that eliminates glare along adjacent roadways and properties.

(d) Light trespass control measures.

(1) Fixture design and location. Any fixture whose distance from a lot line is less than three times its height must be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle of no more than 70 degrees measured from a vertical line directly below the fixture. The cut-off may be accomplished either by the fixture photometric properties or by a supplementary external shield.

(2) Lighting shield design. Shields that are installed to control light trespass and glare must be designed so that the parts of the shields that are exposed to the direct light of the fixture and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish.

SEC. 51P-761.119. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-761.120. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

SEC. 51P-761.121. ZONING MAP.

PD 761 is located on Zoning Map Nos. P-8, P-9, Q-8, Q-9, R-8, and R-9.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale version of the Subdistrict Map attached to this ordinance. A reduced-sized version of this map shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version(s) of the plan(s).

SECTION 5. That the director of development services shall correct Zoning District Map Nos. P-8, P-9, Q-8, Q-9, R-8, and R-9 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 761 in Chapter 51P.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.


SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney


By _____
Assistant City Attorney

Passed JUN 27 2007

EXHIBIT A

26872

Zone LR of Tract 87

41.79 Acres

Levi Dixon Survey, Abstract No. 380

William F. Newton Survey, Abstract No. 1084

City of Dallas, Dallas County, Texas

BEING a tract of land situated in the Levi Dixon Survey, Abstract Number 380, and the William F. Newton Survey, Abstract Number 1084, in the City of Dallas, Dallas County, Texas, and being the remainder of a called 156.121 acre tract (Tract 6) of land described in a Warranty Deed from LBJ Diamond to John Betson, Trustee, LBJ Southport Partners, LBJ 358 Partnership, Harold K. Kaemerle, Frank Sohaei, and Houshang Sanai (55.81% interest) and Southport Properties, LP (44.19% interest), recorded in Volume 2005131, Page 10558 of the Deed Records of Dallas County, Texas (hereinafter referred to as DRDCT), and Warranty Deed from John Betson, Trustee, LBJ Southport Partners, LBJ 358 Partnership, Harold K. Kaemerle, Frank Sohaei, and Houshang Sanai (55.81% interest) to Southport Properties, LP, recorded in Volume 2005131, Page 10540 – DRDCT, with the herein described tract of land being further described as held on the ground by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set (herein after referred to as 5/8-inch iron rod set) by a concrete monument for the southwest corner clip of the intersection of the east line of Bonnie View Road, a called 100 foot wide public right of way shown on Dallas County Right of Way Maps and the south line of Interstate Highway Number 20, as shown on Texas Department of Transportation Right of Way Maps and dedicated in Volume 960, Page 1715 - DRDCT from which said 5/8-inch iron rod, a found iron rod bears North 2°38'24" East, 54.55 feet;

THENCE North 41°35'38" East, along said corner clip, a distance of 81.45 feet to a 5/8-inch iron rod set by a concrete monument for corner;

THENCE along the south line of Interstate Highway Number 20, the following courses and distances:

North 80°28'17" East, a distance of 454.50 feet to a 5/8-inch iron rod set by a concrete monument for corner;

North 73°28'40" East, a distance of 270.42 feet to a 5/8-inch iron rod set by a concrete monument for corner;

North 71°53'23" East, a distance of 721.79 feet to a 5/8-inch iron rod set by a concrete monument for corner;

North 76°39'27" East, a distance of 44.96 feet to a point for corner;

THENCE leaving the south line of Interstate Highway Number 20 and crossing Tract 6 the following courses and distances:

EXHIBIT A

South 21°28'22" West, a distance of 850.69 feet to a point for corner;

South 30°26'19" West, a distance of 456.43 feet to a point for corner;

South 40°04'30" West, a distance of 718.34 feet to a point for corner;

South 33°42'13" West, a distance of 405.23 feet to a point for corner;

South 33°42'13" West, a distance of 173.89 feet to a point for corner;

South 33°42'13" West, a distance of 488.23 feet to point for corner in the east line of Bonnie View Road;

THENCE North 02°47'27" East, along the east line of Bonnie View Road, a distance of 2177.58 feet to the POINT OF BEGINNING and containing 41.79 acres, more or less.

Bearing system based upon the Texas Coordinate System of 1983 (Grid Azimuth)

TRACT 88

19.85 ACRES

LEVI DIXON, SURVEY ABSTRACT NO. 380

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NUMBER 380, AND THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 23.270 ACRE TRACT (TRACT 5) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 – DRDCT, WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK A/8264, OF SOUTHPORT CENTRE SITE 37, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96200, PAGE

EXHIBIT A

1103 - DRDCT AND IN THE NORTH LINE OF INTERSTATE HIGHWAY NUMBER 20 AS SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 960, PAGE 1715- DRDCT;

THENCE NORTH 09°35'47" WEST, ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 238.36 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE NORTH 30°28'22" WEST, CONTINUING ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 196.73 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2 AND BEING IN THE SOUTHEAST LINE OF CEDARDALE DRIVE;

THENCE NORTH 59°35'43" EAST, ALONG SOUTHEAST LINE OF CEDARDALE DRIVE, A DISTANCE OF 1086.86 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 58°49'52" EAST, CONTINUING ALONG CEDARDALE DRIVE, A DISTANCE OF 167.45 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF A CALLED 22.503 ACRE TRACT DESCRIBED IN CORRECTION WARRANTY DEED FROM FRANK SOHAEL AND HOUSHANG SANAI TO I-20/45 HIGHWAY JOINT VENTURE, RECORDED IN VOLUME 95213, PAGE 3467 - DRDCT;

THENCE SOUTH 30°54'52" EAST, ALONG THE SOUTHWEST LINE OF SAID I-20/45 HIGHWAY TRACT, A DISTANCE OF 864.06 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE NORTH LINE OF INTERSTATE HIGHWAY NUMBER 20;

THENCE SOUTH 72°15'05" WEST, ALONG THE NORTH LINE OF SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 457.74 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 80°24'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 962.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.85 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 157

65.04 ACRES

ULRICH WUTHRICK SURVEY, ABSTRACT NO. 1518

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE ULRICH WUTHRICK SURVEY, ABSTRACT NUMBER 1518, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACT C, A CALLED 65.133 ACRES TRACT OF LAND DESCRIBED IN A CORRECTION WARRANTY DEED FROM FRANK SOHAEI AND HOUSHANG SANAI

EXHIBIT A

TO I-20/45 HIGHWAY JOINT VENTURE, RECORDED IN VOLUME 95213, PAGE 3467 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND ALSO BEING ALL OF TRACT III, A CALLED 65.1218 TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM I-20/45 HIGHWAY JOINT VENTURE, RECORDED IN VOLUME 96086, PAGE 5765 – DRDCT (BOTH TOGETHER HEREINAFTER BEING REFERRED TO AS TRACT 156), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF NORTHWEST RIGHT OF WAY LINE LANGDON ROAD A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2483, PAGE 126 – DRDCT AND THE WEST RIGHT OF WAY LINE OF J. J. LEMMON ROAD A CALLED 60 FOOT WIDE PUBLIC RIGHT OF WAY;

THENCE SOUTH 59°05'41" WEST, ALONG THE NORTHWEST LINE OF LANGDON ROAD, A DISTANCE OF 3752.02 FEET TO A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) IN THE EAST LINE OF A M. K. & T. RAILROAD RIGHT OF WAY DESCRIBED IN DEED FROM ABRAHAM FREEMAN TO DALLAS AND WACO RAILWAY COMPANY RECORDED IN VOLUME 88, PAGE 14 – DRDCT;

THENCE ALONG THE EAST LINE OF M. K. & T. RAILROAD RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°08'48", HAVING A RADIUS OF 1960.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 29°34'33" WEST, 176.01 FEET, AN ARC LENGTH OF 176.07 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°49'04", HAVING A RADIUS OF 2914.79 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 33°33'29" WEST, 143.33 FEET, AN ARC LENGTH OF 143.34 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 34°58'01" WEST, A DISTANCE OF 218.22 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°53'59", HAVING A RADIUS OF 2814.79 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 33°31'01" WEST, 142.44 FEET, AN ARC LENGTH OF 142.46 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°24'35", HAVING A RADIUS OF 1382.39 FEET, AND A CHORD BEARING AND

EXHIBIT A

DISTANCE OF NORTH 20°51'44" WEST, 537.24 FEET, AN ARC LENGTH OF 540.68 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF INTERSTATE HIGHWAY 20 AS SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 902, PAGE 79 - DRDCT;

THENCE ALONG THE SOUTH LINE OF INTERSTATE HIGHWAY 20 RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 74°00'24" EAST, A DISTANCE OF 691.25 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 71°46'52" EAST, A DISTANCE OF 930.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 75°01'15" EAST, A DISTANCE OF 875.36 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 79°36'03" EAST, A DISTANCE OF 191.61 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 74°30'38" EAST, A DISTANCE OF 213.60 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 68°37'03" EAST, A DISTANCE OF 442.29 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 59°33'37" EAST, A DISTANCE OF 210.06 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 52°24'18" EAST, A DISTANCE OF 248.96 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE WEST RIGHT OF WAY LINE OF J. J. LEMMON ROAD;

THENCE SOUTH 29°00'27" EAST, ALONG THE WEST LINE OF J. J. LEMMON ROAD, A DISTANCE OF 416.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.04 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

EXHIBIT A

TRACT 42

TRACT 1

BEING A 12.493 ACRE TRACT OF LAND SITUATED IN THE C.C. OVERTON SURVEY, ABSTRACT NO.1102, IN DALLAS CITY BLOCK NUMBER 8279, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2001138, PAGE 9279, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 12.493 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN THE APPROXIMATE CENTERLINE OF SAID CLEVELAND ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID TRACT 1 IN THE EAST LINE OF THE M.K. & T. RAILROAD (100' R.O.W.);

THENCE N 85°38'07" E, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE APPROXIMATE CENTERLINE OF SAID CLEVELAND ROAD, A DISTANCE OF 324.41 FEET TO AN "X" IN CONCRETE SET FOR THE NORTHEAST CORNER OF SAID TRACT 2 IN THE APPROXIMATE CENTERLINE OF WHITE'S BRANCH;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ST. JOHN MISSIONARY BAPTIST CHURCH, RECORDED IN VOLUME 866, PAGE 1836, D.R.D.C.T., THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE TRUSTEES OF THE ST. JOHN BAPTIST CHURCH, RECORDED IN VOLUME 367, PAGE 656, D.R.D.C.T., THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JIM DIBBEL, JR., RECORDED IN VOLUME 367, PAGE 622, D.R.D.C.T., THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SOUTH DALLAS 103 JOINT VENTURE, RECORDED IN VOLUME 86009, PAGE 734, D.R.D.C.T, AND THE CENTERLINE OF SAID WHITE'S BRANCH , THE FOLLOWING COURSES AND DISTANCES:

S 11°45'38" E, A DISTANCE OF 156.21 FEET;

S 55°43'57" W, A DISTANCE OF 198.52 FEET;

N 81°11'28" W, A DISTANCE OF 102.41 FEET;

S 21°51'27" W, A DISTANCE OF 107.35 FEET;

S 62°12'42" W, A DISTANCE OF 132.63 FEET;

S 39°46'53" E, A DISTANCE OF 111.03 FEET;

S 22°58'27" W, A DISTANCE OF 123.04 FEET;

EXHIBIT A

S 55°31'12" W, A DISTANCE OF 109.89 FEET;
S 14°48'17" W, A DISTANCE OF 77.15 FEET;
S 52°24'42" W, A DISTANCE OF 173.37 FEET;
S 08°45'27" W, A DISTANCE OF 170.41 FEET;
S 37°08'33" E, A DISTANCE OF 147.25 FEET;
S 03°53'12" W, A DISTANCE OF 255.87 FEET;
S 28°57'12" W, A DISTANCE OF 183.62 FEET;
S 07°20'08" E, A DISTANCE OF 124.78 FEET;
S 47°37'37" W, A DISTANCE OF 205.95 FEET;
S 16°26'18" E, A DISTANCE OF 237.37 FEET;
S 14°30'53" E, A DISTANCE OF 233.67 FEET;
S 03°59'52" W, A DISTANCE OF 264.20 FEET;
S 10°44'53" E, A DISTANCE OF 95.68 FEET;
S 20°39'43" E, A DISTANCE OF 122.86 FEET;
S 50°06'02" W, A DISTANCE OF 81.68 FEET;
S 67°06'02" W, A DISTANCE OF 119.88 FEET;
S 40°50'22" W, A DISTANCE OF 13.21 FEET;

THENCE S 62°51'56" W, ALONG THE EAST LINE OF SAID TRACT 1 AND THE COMMON WEST LINE OF SAID SOUTH DALLAS 103 JOINT VENTURE, A DISTANCE OF 166.62 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR THE SOUTHWEST CORNER OF SAID TRACT 2 IN THE COMMON EAST LINE OF SAID M.K. & T. RAILROAD TRACT;

THENCE ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST LINE OF SAID M.K. & T. RAILROAD TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 06°48'13" E, A DISTANCE OF 1733.39 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2773.89 FEET, A DELTA ANGLE OF 26°10'50", A CHORD WHICH BEARS N 19°53'39" E A DISTANCE OF 1256.50 FEET, AN ARC LENGTH OF 1267.49 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 12.493 ACRES OF LAND, MORE OR LESS.

TRACT 43

TRACT 2

BEING A 129.089 ACRE TRACT OF LAND SITUATED IN THE W.F. NEWTON SURVEY, ABSTRACT NO.1084 AND THE C.C. OVERTON SURVEY, ABSTRACT NO. 1102, IN DALLAS CITY BLOCK NUMBER 8279, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2001138, PAGE 9279, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 129.089 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF BLANCO ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND THE APPROXIMATE CENTERLINE OF CLEVELAND ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE N 85°38'07" E, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE APPROXIMATE CENTERLINE OF SAID CLEVELAND ROAD, A DISTANCE OF 2668.05 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 2 IN THE WEST LINE OF THE M.K. & T. RAILROAD (R.O.W.);

THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST LINE OF SAID M.K. & T RAILROAD TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2873.89 FEET, A DELTA ANGLE OF 24°40'27",
A CHORD WHICH BEARS S 19°08'27" W A DISTANCE OF 1228.08 FEET AND AN ARC LENGTH OF 1237.62 FEET TO A 5/8" IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR CORNER;

S 06°48'13" W A DISTANCE OF 1800.68 FEET TO A 5/8" IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LOYD A. WILCOX, RECORDED IN VOLUME 88121, PAGE 3678, D.R.D.C.T.;

THENCE S 62°51'56" W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE COMMON NORTH LINE OF SAID WILCOX TRACT PASSING AT A DISTANCE OF

488.19 FEET THE CALLED NORTHWEST CORNER OF SAID WILCOX TRACT AND THE EAST R.O.W. LINE OF SAID BLANCO ROAD, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE COMMON APPROXIMATE CENTERLINE OF SAID BLANCO ROAD A TOTAL DISTANCE OF 1073.75 FEET TO A P.K. NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2 IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 70131, PAGE 423, D.R.D.C.T.;

THENCE N 31°22'30" W, ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT, A DISTANCE OF 1261.56 FEET TO A RR SPIKE FOUND FOR CORNER IN THE APPROXIMATE CENTERLINE OF SAID BLANCO ROAD;

THENCE ALONG THE WEST LINE OF SAID TRACT 2 AND THE APPROXIMATE CENTERLINE OF SAID BLANCO ROAD, THE FOLLOWING COURSES AND DISTANCES:

N 28°59'45" E A DISTANCE OF 204.11 FEET TO A RR SPIKE FOUND FOR CORNER;

N 23°29'36" E A DISTANCE OF 32.31 FEET TO A RR SPIKE FOUND FOR CORNER;

N 19°11'49" E A DISTANCE OF 65.19 FEET TO A RR SPIKE FOUND FOR CORNER;

N 03°35'15" E A DISTANCE OF 56.17 FEET TO A RR SPIKE FOUND FOR CORNER;

N 03°14'35" W A DISTANCE OF 342.63 FEET TO A NAIL FOUND FOR CORNER;

N 16°02'07" W A DISTANCE OF 49.07 FEET TO A P.K. NAIL FOUND FOR CORNER;

N 29°46'07" W A DISTANCE OF 53.54 FEET TO A NAIL FOUND FOR CORNER;

N 37°34'00" W A DISTANCE OF 135.06 FEET TO A NAIL FOUND FOR CORNER;

N 28°19'45" W A DISTANCE OF 83.20 FEET TO A NAIL FOUND FOR CORNER;

N 18°53'15" W A DISTANCE OF 104.08 FEET TO A NAIL FOUND FOR CORNER;

N 17°15'36" W A DISTANCE OF 140.30 FEET TO A NAIL FOUND FOR CORNER;

N 24°55'16" W A DISTANCE OF 37.96 FEET TO A NAIL FOUND FOR CORNER;

N 33°28'20" W A DISTANCE OF 89.49 FEET TO A NAIL FOUND FOR CORNER;
 N 23°01'09" W A DISTANCE OF 80.73 FEET TO A NAIL FOUND FOR CORNER;
 N 16°08'45" W A DISTANCE OF 338.80 FEET TO A NAIL FOUND FOR CORNER;
 N 15°39'36" W A DISTANCE OF 304.67 FEET TO A NAIL FOUND FOR CORNER;
 N 12°02'18" W A DISTANCE OF 185.42 FEET TO THE POINT OF BEGINNING
 AND CONTAINING AN AREA OF 129.089 ACRES OF LAND, MORE OR LESS.

TRACT 44

PROPERTY DESCRIPTION
 TRACT 2

BEING A 9.954 ACRE TRACT OF LAND SITUATED IN THE C.C OVERTON SURVEY, ABSTRACT NO.1102, IN DALLAS CITY BLOCK NUMBER 8313, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000211, PAGE 5686, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 9.954 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD CAPPED "BRITTAIN CRAWFORD" FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF TELEPHONE ROAD (A VARIABLE WIDTH R.O.W.) FOR THE NORTHWEST CORNER OF SAID TRACT 2 IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 69095, PAGE 0793, D.R.D.C.T.;

THENCE N 58°54'05" E, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE COMMON SOUTH R.O.W. LINE OF SAID TELEPHONE ROAD, A DISTANCE OF 513.28 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 2 FOR THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID TELEPHONE ROAD AND THE WEST R.O.W. LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST R.O.W. LINE OF SAID BLANCO ROAD, THE FOLLOWING COURSES AND DISTANCES:

S 40°22'30" E A DISTANCE OF 71.06 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

S 18°12'50" E A DISTANCE OF 172.96 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

EXHIBIT A

S 19°28'34" E A DISTANCE OF 127.09 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

S 31°27'19" E A DISTANCE OF 65.56 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

S 38°19'04" E A DISTANCE OF 133.77 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

S 21°30'55" E A DISTANCE OF 91.65 FEET TO A 24 INCH HACKBERRY TREE FOUND FOR CORNER;

S 02°45'41" E A DISTANCE OF 359.70 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

S 08°27'12" W A DISTANCE OF 67.94 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR CORNER;

S 27°35'46" W A DISTANCE OF 252.11 FEET TO A 1/2 INCH IRON ROD CAPPED "BRITTAIN CRAWFORD" FOUND FOR THE SOUTH CORNER OF SAID TRACT 2 IN THE EAST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT;

THENCE ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 31°05'44" W, A DISTANCE OF 895.54 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "DP&L" FOUND FOR CORNER;

N 38°28'16" W A DISTANCE OF 258.44 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 9.954 ACRES OF LAND, MORE OR LESS.

TRACT 45

PROPERTY DESCRIPTION

TRACT 1

BEING A 53.916 ACRE TRACT OF LAND SITUATED IN THE W.H. NEWTON SURVEY, ABSTRACT NO. 1074 AND THE C.C. OVERTON SURVEY, ABSTRACT NO. 1102, IN DALLAS CITY BLOCK NUMBER 8313, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000211, PAGE 5686, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 53.916 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD CAPPED "BRITTAIN CRAWFORD" FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF TELEPHONE ROAD (A VARIABLE WIDTH R.O.W.), FOR THE NORTHEAST CORNER OF SAID TRACT 1 IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 69095, PAGE 0793, D.R.D.C.T.;

THENCE ALONG THE EAST LINE OF SAID TRACT 1 AND THE COMMON WEST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 38°26'44" E, A DISTANCE OF 265.02 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "DP&L" FOUND FOR CORNER;

S 31°07'05" E, A DISTANCE OF 950.53 FEET TO A 1/2 INCH IRON ROD CAPPED "BRITTAIN CRAWFORD" FOUND FOR CORNER IN THE WEST R.O.W. LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE ALONG THE EAST LINE OF SAID TRACT 1 AND THE COMMON WEST R.O.W. LINE OF SAID BLANCO ROAD, THE FOLLOWING COURSES AND DISTANCES:

S 22°03'50" W A DISTANCE OF 15.40 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1647" FOUND FOR CORNER;

S 22°23'16" E A DISTANCE OF 125.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

S 28°05'14" E A DISTANCE OF 133.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE S 30°56'51" E A DISTANCE OF 921.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 1, IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL L.T.D., RECORDED IN VOLUME 2000215, PAGE 2435, D.R.D.C.T.;

THENCE S 75°11'24" W, ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE COMMON NORTH LINE OF SAID TRACT 3, A DISTANCE OF 1671.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FREDDIE ROSE RANSOM, RECORDED IN 94-02687-P1, PROBATE RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N 31°27'37" W ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST LINE OF SAID RANSOM TRACT, A DISTANCE OF 63.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST R.O.W. LINE OF BONNIE VIEW ROAD (A CALLED 100' R.O.W.);

EXHIBIT A

THENCE N 02°53'50" E, ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST R.O.W. LINE OF SAID BONNIE VIEW ROAD, A DISTANCE OF 2227.45 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 1674" FOUND FOR THE WESTERN MOST NORTHWEST CORNER OF SAID TRACT 1 FOR THE SOUTHWEST CORNER OF A CORNER CLIP OF THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID BONNIE VIEW ROAD AND THE SOUTH R.O.W. LINE OF SAID TELEPHONE ROAD;

THENCE N 32°42'22" E, ALONG SAID CORNER CLIP, A DISTANCE OF 53.00 FEET TO A 1/2 IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CORNER CLIP;

THENCE N 59°02'27" E, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE COMMON SOUTH R.O.W. LINE OF SAID TELEPHONE ROAD, A DISTANCE OF 318.08 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 53.916 ACRES OF LAND, MORE OR LESS.

TRACT 46

PROPERTY DESCRIPTION

BEING A 52.675 ACRE TRACT OF LAND SITUATED IN THE W.H. NEWTON SURVEY, ABSTRACT NO.1074, IN DALLAS CITY BLOCK NUMBER 8316, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 4 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 2435, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 52.675 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BONNIE VIEW ROAD (A CALLED 100' R.O.W.) FOR THE NORTHEAST CORNER OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CANDICE RINETT JOHNSON, RECORDED IN VOLUME 94074, PAGE 4971, D.R.D.C.T.;

THENCE S 02°52'24" W, ALONG THE EAST LINE OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT AND THE COMMON WEST R.O.W. LINE OF SAID BONNIE VIEW ROAD, A DISTANCE OF 1674.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CEDAR VALLEY COLLEGE, RECORDED IN VOLUME 74247, PAGE 706, D.R.D.C.T.;

THENCE S 89°06'21" W, ALONG THE SOUTH LINE OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT AND THE COMMON NORTH LINE OF SAID CEDAR VALLEY COLLEGE TRACT, A DISTANCE OF 1162.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID CEDAR VALLEY COLLEGE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT;

THENCE N 30°50'03" W, ALONG THE WEST LINE OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT AND THE COMMON NORTH LINE OF SAID CEDAR VALLEY COLLEGE TRACT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STEPHEN AND KIMBERLY ALLEN, RECORDED IN VOLUME 2003139, PAGE 13875, D.R.D.C.T., A DISTANCE OF 1365.77 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID BONNIE VIEW INDUSTRIAL, LTD. TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT 2 TO BRIAN AND MIRIAM HOMOLESKI, RECORDED IN VOLUME 2003136, PAGE 05512, D.R.D.C.T.;

THENCE N 75°06'02" E, ALONG THE NORTH LINE OF SAID BONNIE VIEW, LTD. TRACT AND THE COMMON SOUTH LINE OF SAID HOMOLESKI TRACT AND THE COMMON SOUTH LINES OF THE TRACTS OF LAND DESCRIBED IN DEEDS TO PRISCILLA LOUISE ARCHIBALD, RECORDED IN VOLUME 2003242, PAGE 03582, D.R.D.C.T., GARY & PRISCILLA ARCHIBALD, RECORDED IN VOLUME 2002022, PAGE 1959, D.R.D.C.T., PIONEER ESTATES, RECORDED IN VOLUME 13, PAGE 1, D.R.D.C.T., BARBARA A. ANDERSON, ET AL, RECORDED IN VOLUME 85026, PAGE 2431, D.R.D.C.T., SIM AND ELNORA STOKES, RECORDED IN VOLUME 94177, PAGE 1916, D.R.D.C.T., THE COMMON SOUTH LINE OF THE FINAL PLAT OF FENDER ADDITION, RECORDED IN VOLUME 99156, PAGE 25, D.R.D.C.T., AND THE COMMON SOUTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 2014.54 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 52.675 ACRES OF LAND, MORE OR LESS.

TRACT 47

PROPERTY DESCRIPTION TRACT 3

BEING A 97.108 ACRE TRACT OF LAND SITUATED IN THE W.H. NEWTON SURVEY, ABSTRACT NO.1074, AND IN THE C. C. OVERTON SURVEY, ABSTRACT NO. 1102, IN DALLAS CITY BLOCK NUMBER 8314, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 2435, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 97.108 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND THE COMMON NORTHWEST CORNER OF IRVING ADDITION, LOT 1 BLOCK A/8314, RECORDED IN VOLUME 95093, PAGE 384, D.R.D.C.T, IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF BONNIE VIEW ROAD (A CALLED 100' R.O.W.);

THENCE N 02°50'54" E, ALONG THE WEST LINE OF SAID TRACT 3 AND THE COMMON EAST R.O.W. LINE OF SAID BONNIE VIEW ROAD, A DISTANCE OF 1491.63 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR THE

NORTHWEST CORNER OF SAID TRACT 3 AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEE TO FREDDIE ROSE RANSOM, RECORDED IN 94-02687-P1, PROBATE RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 75°11'24" E, ALONG THE NORTH LINE OF SAID TRACT 3, PASSING AT A DISTANCE OF 35.90 FEET, A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BONNIE VIEW INDUSTRIAL, L.T.D., RECORDED IN VOLUME 2000211, PAGE 5686, D.R.D.C.T, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 3 AND THE COMMON SOUTH LINE OF SAID TRACT 1, A TOTAL DISTANCE OF 1707.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHERN MOST NORTHEAST CORNER OF SAID TRACT 3 AND THE COMMON SOUTHEAST CORNER OF SAID TRACT 1, IN THE WEST R.O.W. LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE S 86°01'11" E, ALONG THE NORTH LINE OF SAID TRACT 3 AND THE COMMON SOUTH R.O.W. LINE OF SAID BLANCO ROAD, A DISTANCE OF 50.34 FEET TO A 1 INCH IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF SAID TRACT 3, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 69168, PAGE 490, D.R.D.C.T.;

THENCE ALONG THE EAST LINE OF SAID TRACT 3 AND THE COMMON WEST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 31°10'14" E, A DISTANCE OF 1440.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

S 28°11'38" E, A DISTANCE OF 157.72 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR A CORNER IN THE EAST LINE OF SAID TRACT 3, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO M. K. & T. RAILROAD (A CALLED 100' R.O.W.);

THENCE S 06°47'01" W, ALONG THE EAST LINE OF SAID TRACT 3 AND THE COMMON WEST LINE OF SAID M. K. & T. RAILROAD, A DISTANCE OF 725.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1, IN DEED TO BONNIE VIEW INDUSTRIAL, L.T.D., RECORDED IN VOLUME 2000223, PAGE 1123, D.R.D.C.T.;

THENCE S 89°07'50" W, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID TRACT 1, PASSING AT A DISTANCE OF 571.63 FEET, A P.K. NAIL SET FOR THE NORTHWEST CORNER OF SAID TRACT 1 IN THE EAST LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.), CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 3, PASSING AT A DISTANCE OF 602.87 FEET A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND

EXHIBIT A

DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, L.T.D., RECORDED IN VOLUME 2000223, PAGE 1123, D.R.D.C.T. (HEREIN AFTER REFERRED TO AS BONNIE VIEW TRACT) IN THE WEST R.O.W. LINE OF SAID BLANCO ROAD, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID BONNIE VIEW TRACT, A TOTAL DISTANCE OF 1463.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ELL CORNER OF SAID TRACT 3 AND THE COMMON SOUTHEAST CORNER OF SAID IRVING ADDITION;

THENCE N 00°52'10" W, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON EAST LINE OF SAID IRVING ADDITION, A DISTANCE OF 207.14 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR AN INTERIOR ELL CORNER OF SAID TRACT 3 AND THE COMMON NORTHEAST CORNER OF SAID IRVING ADDITION;

THENCE S 89°07'50" W, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID IRVING ADDITION, A DISTANCE OF 1042.54 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 97.108 ACRES OF LAND, MORE OR LESS.

TRACT 48

PROPERTY DESCRIPTION
TRACT 2

BEING A 0.414 ACRE TRACT OF LAND SITUATED IN THE C.C. OVERTON SURVEY, ABSTRACT NO. 1102, IN DALLAS CITY BLOCK NUMBER 8315, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 2435, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 0.414 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID TRACT 2, IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 69168, PAGE 490, D.R.D.C.T. AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO M. K. & T. RAILROAD (A CALLED 100' RIGHT-OF-WAY (R.O.W.);

THENCE N 31°10'41" W, ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT, A DISTANCE OF 247.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST R.O.W. LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE N 02°49'41" W, ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST R.O.W. LINE OF SAID BLANCO ROAD A DISTANCE OF 10.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 2 AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN

DEED TO VIVIAN BRUNNER WROTEN, RECORDED IN VOLUME 68251, PAGE 1814, D.R.D.C.T.;

THENCE N 89°10'59" E, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE COMMON SOUTH LINE OF SAID WROTEN TRACT, A DISTANCE OF 155.39 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT 2 AND THE COMMON SOUTHEAST CORNER OF SAID WROTEN TRACT, IN THE WEST LINE OF SAID M. K. & T. RAILROAD TRACT;

THENCE S 06°47'01" W, ALONG THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST LINE OF SAID RAILROAD TRACT, A DISTANCE OF 226.23 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.414 ACRES OF LAND, MORE OR LESS.

TRACT 49PROPERTY DESCRIPTION
TRACT 1

BEING A 2.458 ACRE TRACT OF LAND SITUATED IN THE W.H. NEWTON SURVEY, ABSTRACT NO.1074, IN DALLAS CITY BLOCK NUMBER 8315, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 2435, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 2.458 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1, IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO M. K. & T. RAILROAD (A CALLED 100' R.O.W.) AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 69168, PAGE 490 AND VOLUME 69213, PAGE 335, D.R.D.C.T.;

THENCE S 30°56'15" E, ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT, A DISTANCE OF 633.10 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 1 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COFFMAN INVESTMENTS, L.P., RECORDED IN VOLUME 98008, PAGE 4994, D.R.D.C.T.;

THENCE S 89°09'31" W, ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE COMMON NORTH LINE OF SAID COFFMAN INVESTMENT, L.P. TRACT, A DISTANCE OF 390.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE COMMON NORTHWEST CORNER OF SAID COFFMAN INVESTMENTS, L.P. TRACT, IN THE EAST LINE OF SAID M. K. & T. RAILROAD;

EXHIBIT A

THENCE N 06°48'07" E, ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST LINE OF SAID M. K. & T. RAILROAD TRACT, A DISTANCE OF 552.66 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 2.458 ACRES OF LAND, MORE OR LESS.

TRACT 50PROPERTY DESCRIPTION
TRACT 1

BEING A 11.739 ACRE TRACT OF LAND SITUATED IN THE H.H. HICKMAN SURVEY, ABSTRACT NO.565, IN DALLAS CITY BLOCK NUMBER 8320, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000223, PAGE 1123, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 11.739 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1, FOR THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.) AND THE NORTH R.O.W. LINE OF WITT ROAD (A VARIABLE WIDTH R.O.W.);

THENCE N 00°29'37" W, ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST R.O.W. LINE OF SAID BLANCO ROAD, A DISTANCE OF 1136.91 FEET TO A P.K. NAIL SET FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE COMMON SOUTH LINE OF A THAT TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 2435, D.R.D.C.T.;

THENCE N 89°07'50" E, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE COMMON SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 571.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1 AND THE COMMON SOUTHEAST CORNER OF SAID TRACT 3, IN THE WEST LINE OF M. K. & T. RAILROAD (A CALLED 100' R.O.W.);

THENCE S 06°47'01" W, ALONG THE EAST LINE OF SAID TRACT 1 AND THE COMMON WEST LINE OF SAID M. K. & T. RAILROAD TRACT, A DISTANCE OF 882.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 1, IN THE NORTH R.O.W. LINE OF SAID WITT ROAD;

THENCE S 59°30'32" W, ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE COMMON NORTH R.O.W. LINE OF SAID WITT ROAD, A DISTANCE OF 530.99 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 11.739 ACRES OF LAND, MORE OR LESS.

TRACT 51

EXHIBIT A

PROPERTY DESCRIPTION
TRACT 2

BEING A 11.730 ACRE TRACT OF LAND SITUATED IN THE H.H. HICKMAN SURVEY, ABSTRACT NO.565, IN DALLAS CITY BLOCK NUMBER 8321, IN THE CITY OF DALLAS AND THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000223, PAGE 1123, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 11.730 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2, FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF WINTERGREEN ROAD (A CALLED 100' R.O.W.) AND THE EAST R.O.W. LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE N 00°09'37" W, ALONG THE WEST LINE TRACT 2 AND THE COMMON EAST R.O.W. LINE OF SAID BLANCO ROAD, A DISTANCE OF 1435.55 FEET TO A P.K. NAIL SET FOR THE NORTHWEST CORNER OF SAID TRACT 2, FOR THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID BLANCO ROAD AND THE SOUTH R.O.W. LINE OF WITT ROAD (A VARIABLE WIDTH R.O.W.);

THENCE N 59°30'32" E, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE COMMON SOUTH R.O.W. LINE OF SAID WITT ROAD, A DISTANCE OF 507.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 2 IN THE WEST LINE OF M. K. & T. RAILROAD (A CALLED 100' R.O.W.);

THENCE S 06°47'01" W, ALONG THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST LINE OF SAID M. K. & T. RAILROAD, A DISTANCE OF 1701.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 2 IN THE NORTH R.O.W. LINE OF SAID WINTERGREEN ROAD;

THENCE S 89°12'42" W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE COMMON NORTH R.O.W. LINE OF SAID WINTERGREEN ROAD, A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 11.730 ACRES OF LAND, MORE OR LESS.

TRACT 52PROPERTY DESCRIPTION
TRACT 3

BEING A 119.871 ACRE TRACT OF LAND SITUATED IN THE H.H. HICKMAN SURVEY, ABSTRACT NO. 565, IN DALLAS CITY BLOCK NUMBER 8322 AND 8323, IN THE CITY

OF DALLAS AND THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000223, PAGE 1123, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 119.871 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF WINTERGREEN ROAD (A CALLED 100' R.O.W.) AND THE EAST R.O.W. LINE OF BONNIE VIEW ROAD (A CALLED 100' R.O.W.) FOR THE SOUTHWEST CORNER OF SAID TRACT 3;

THENCE ALONG THE EAST R.O.W. LINE OF SAID BONNIE VIEW ROAD AND THE COMMON WEST LINE OF SAID TRACT 3, THE FOLLOWING COURSES AND DISTANCES:

N 03°11'58" E A DISTANCE OF 22.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5679.65 FEET, CHORD LENGTH OF 153.50 FEET, DELTA OF 01°32'55", CHORD BEARING OF N 03°58'25" E AND AN ARC LENGTH OF 153.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

N 04°44'52" E A DISTANCE OF 1005.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE N 02°46'52" E A DISTANCE OF 1434.85 FEET TO A TO A 5/8" CAPPED "BOHANNAN HUSTON" IRON ROD SET, FOR THE NORTHWEST CORNER OF SAID TRACT 3 AND THE COMMON SOUTHWEST CORNER OF IRVING ADDITION, LOT 1, BLOCK A/8314, RECORDED IN VOLUME 95093, PAGE 384, D.R.D.C.T.;

THENCE N 89°07'50" E, ALONG THE NORTH LINE OF SAID TRACT 3 AND THE COMMON SOUTH LINE OF SAID IRVING ADDITION, PASSING AT A DISTANCE OF 1056.72 FEET A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID IRVING ADDITION AND AN INTERIOR ELL CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 2435, D.R.D.C.T (HEREIN AFTER REFERRED TO AS BONNIE VIEW TRACT), CONTINUING ALONG THE NORTH LINE OF SAID TRACT 3 AND THE COMMON SOUTH LINE OF SAID BONNIE VIEW TRACT, A TOTAL DISTANCE OF 1917.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 3 IN THE WEST R.O.W. LINE OF BLANCO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE S 00°29'54" E ALONG THE EAST LINE OF SAID TRACT 3 AND THE COMMON WEST R.O.W. LINE OF SAID BLANCO ROAD, A DISTANCE OF 2610.60 FEET TO A 1/2

EXHIBIT A

INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3, FOR THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID BLANCO ROAD AND THE NORTH R.O.W. LINE OF SAID WINTERGREEN ROAD;

THENCE S 89°12'42" W ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH R.O.W. LINE OF SAID WINTERGREEN ROAD, A DISTANCE OF 2104.82 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 119.871 ACRES OF LAND, MORE OR LESS.

TRACT 79

PROPERTY DESCRIPTION

BEING A 4.991 ACRE TRACT OF LAND SITUATED IN THE WM. H. NEWTON SURVEY, ABSTRACT NO. 1074, IN DALLAS CITY BLOCK 8314, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL THAT TRACT OF LAND DEDICATED BY PLAT AS LOT 1, BLOCK A/8314 OF IRVING ADDITION, RECORDED IN VOLUME 95093, PAGE 384, DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.). SAID 4.991 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID IRVING ADDITION AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD., RECORDED IN VOLUME 2000215, PAGE 02435, D.R.D.C.T., SAME BEING IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF BONNIE VIEW ROAD (A CALLED 100 FOOT PUBLIC R.O.W.);

THENCE N 89°07'50" E, ALONG THE NORTH LINE OF SAID IRVING ADDITION AND THE COMMON SOUTH LINE OF SAID BONNIE VIEW INDUSTRIAL TRACT, A DISTANCE OF 1042.54 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" FOUND FOR THE NORTHEAST CORNER OF SAID IRVING ADDITION, AND A COMMON INTERIOR "ELL" CORNER OF SAID BONNIE VIEW INDUSTRIAL TRACT;

THENCE S 00°52'10" E, ALONG THE EAST LINE OF SAID IRVING ADDITION AND THE COMMON SOUTH LINE OF SAID BONNIE VIEW INDUSTRIAL TRACT, A DISTANCE OF 207.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID IRVING ADDITION AND A COMMON "ELL" CORNER OF SAID BONNIE VIEW INDUSTRIAL TRACT, SAID POINT ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BONNIE VIEW INDUSTRIAL, LTD. (A CALLED 119.890 ACRES), RECORDED IN VOLUME 2000223, PAGE 01123, D.R.D.C.T.;

THENCE S 89°07'50" W, ALONG THE SOUTH LINE OF SAID IRVING ADDITION AND THE COMMON NORTH LINE OF SAID 119.890 ACRE BONNIE VIEW INDUSTRIAL TRACT, A DISTANCE OF 1056.72 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" FOUND FOR THE SOUTHWEST CORNER OF SAID IRVING ADDITION AND THE COMMON NORTHWEST CORNER OF SAID 119.890 AC BONNIE

VIEW INDUSTRIAL TRACT, SAID POINT BEING IN THE EAST R.O.W. LINE OF SAID BONNIE VIEW ROAD;

THENCE N 03°02'49" E, ALONG THE WEST LINE OF SAID IRVING ADDITION AND THE COMMON EAST R.O.W. LINE OF SAID BONNIE VIEW ROAD, A DISTANCE OF 207.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.991 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202.

TRACTS 80-83

PROPERTY DESCRIPTION

BEING A 30.419 ACRE TRACT OF LAND SITUATED IN THE W.F. NEWTON SURVEY, ABSTRACT NO. 1084 AND THE C.C. OVERTON SURVEY, ABSTRACT NO. 1102, IN DALLAS CITY BLOCK NUMBER 8281, DALLAS COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS DESCRIBED AS TRACTS 1, 3, 4, AND 5, IN DEED TO RALPH POSEY MITCHELL, RECORDED IN VOLUME 2005151, PAGE 00464, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.). SAID 30.419 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID RALPH POSEY MITCHELL TRACT 3 AND THE COMMON SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO CARROL RAY HUNT AND WIFE, RUBY JOYCE HUNT, RECORDED IN VOLUME 78110, PAGE 2261, D.R.D.C.T., SAID POINT BEING IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CLEVELAND ROAD (A VARIABLE WIDTH PUBLIC R.O.W.);

THENCE N 04°20'26" W, ALONG THE WEST LINE OF SAID TRACT 3 AND THE COMMON EAST LINE OF SAID CARROL RAY HUNT TRACT 2, A DISTANCE OF 1138.47 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 3 AND THE NORTHEAST CORNER OF SAID CARROL RAY HUNT TRACT 2, SAME BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SOUTHPORT PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 2005070, PAGE 4329, D.R.D.C.T.;

THENCE N 85°45'04" E, ALONG THE NORTH LINES OF SAID TRACTS 1, 3, 4, AND 5 AND THE COMMON SOUTH LINE OF SAID SOUTHPORT PROPERTIES TRACT, PASSING AT A DISTANCE OF 190.93 FEET A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 3 AND THE NORTHWEST CORNER OF SAID TRACT 4, PASSING AT A DISTANCE OF 381.96 FEET, A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 4 AND THE COMMON NORTHWEST

CORNER OF SAID TRACT 5, AND PASSING AT A DISTANCE OF 573.27 FEET A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 5 AND THE COMMON NORTHWEST CORNER OF SAID TRACT 1, CONTINUING IN ALL A DISTANCE OF 1456.56 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR THE NORTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE WEST R.O.W. LINE OF THE M.K. & T. RAILROAD (A CALLED 100 FOOT R.O.W.);

THENCE ALONG THE EAST LINE OF SAID TRACT 1 AND THE COMMON WEST R.O.W. LINE OF SAID RAILROAD THE FOLLOWING CALLS:

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1887.74 FEET, A DELTA ANGLE OF 23°22'53", AN ARC LENGTH OF 770.36 FEET, A CHORD BEARING OF S 22°11'58" W, AND A CHORD LENGTH OF 765.02 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR CORNER;

S 33°47'19" W, A DISTANCE OF 574.10 FEET TO A 5/8 INCH IRON ROD CAPPED "BOHANNAN HUSTON" SET FOR THE SOUTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE NORTH R.O.W. LINE OF SAID CLEVELAND ROAD;

THENCE S 85°38'56" W, ALONG THE SOUTH LINES OF SAID TRACTS 1, 3, 4, AND 5 AND THE COMMON NORTH R.O.W. LINE OF SAID CLEVELAND ROAD, PASSING AT A DISTANCE OF 187.38 FEET, A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE COMMON SOUTHEAST CORNER OF SAID TRACT 5, PASSING AT A DISTANCE OF 377.97 FEET, A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 5 AND THE COMMON SOUTHEAST CORNER OF TRACT 4, AND PASSING AT A DISTANCE OF 569.04 FEET, A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 4 AND THE COMMON SOUTHEAST CORNER OF SAID TRACT 3, CONTINUING IN ALL A DISTANCE OF 760.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.419 ACRES OF LAND, MORE OR LESS.

TRACT 85

4.204 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 4.419 ACRE TRACT (TRACT 4) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER

REFERRED TO AS DRDCT), AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 – DRDCT, WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE NORTHWEST CUTBACK CORNER OF THE INTERSECTION OF THE SOUTH LINE OF LANGDON ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY AT THIS POINT AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT, AND THE WEST RIGHT OF WAY OF CLEVELAND ROAD, A CALLED 60 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS;

THENCE SOUTH 39°19'08" EAST, ALONG SAID CUTBACK, PASSING A 3/8-INCH IRON ROD FOUND AT 2.22 FEET, IN ALL, A TOTAL DISTANCE OF 80.48 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 11°59'18" WEST, ALONG THE WEST LINE OF CLEVELAND ROAD, A DISTANCE OF 265.90 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.516 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM HOMER FORNER AND WIFE, LORENE FORNER TO BUCKELEW UTILITIES, INC., RECORDED IN VOLUME 85123, PAGE 1070 - DRDCT;

THENCE SOUTH 75°03'58" WEST, ALONG THE NORTHWEST LINE OF THE BUCKELEW UTILITIES TRACT, A DISTANCE OF 248.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 01°51'03" WEST, ALONG THE WEST LINE OF THE BUCKELEW UTILITIES TRACT, A DISTANCE OF 62.64 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF THE SOUTHPORT TRACT;

THENCE NORTH 31°54'23" WEST, ALONG THE SOUTHWEST LINE OF THE SOUTHPORT TRACT, A DISTANCE OF 7.93 FEET TO A 5/8-INCH IRON ROD SET FOR A CORNER OF OLD CLEVELAND ROAD, A CALLED 40 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS;

THENCE NORTH 31°54'23" WEST, ALONG THE NORTHEAST LINE OF OLD CLEVELAND ROAD, PASSING 20 FOOT NORTHEAST OF 3/8-INCH BOLT AT 10.43 FEET, IN ALL A TOTAL DISTANCE OF 572.76 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER AT THE SOUTHEAST INTERSECTION OF OLD CLEVELAND ROAD AND LANGDON ROAD;

THENCE ALONG THE SOUTH LINE OF LANGDON ROAD, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°25'09", HAVING A RADIUS OF 596.65 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 86°46'52" EAST, 303.00 FEET, AN ARC LENGTH OF 306.36 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 11°29'26" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 78°30'34" EAST, A DISTANCE OF 257.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.204 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 86

49.61 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 162.112 TRACT (TRACT 2) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 – DRDCT, WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE NORTHEAST CORNER CLIP OF THE INTERSECTION OF THE WEST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE NORTHWEST LINE OF LANGDON ROAD, CALLED TO BE AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT;

EXHIBIT A

26872

THENCE SOUTH 30°37'27" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 88.43 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE ALONG THE NORTH LINE OF LANGDON ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58°27'26" WEST, A DISTANCE OF 180.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°02'01", HAVING A RADIUS OF 676.34 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79°58'27" WEST, 496.13 FEET, AN ARC LENGTH OF 507.99 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 75°30'33" WEST, A DISTANCE OF 191.06 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 78°30'34" WEST, A DISTANCE OF 261.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 11°29'26" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°13'28", HAVING A RADIUS OF 676.65 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 87°52'42" WEST, 318.50 FEET, AN ARC LENGTH OF 321.51 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHEAST CORNER CLIP OF THE INTERSECTION OF THE NORTH LINE OF LANGDON ROAD, AND THE EAST LINE OF CLEVELAND ROAD, A CALLED 40 FOOT WIDE RIGHT OF WAY AT THIS POINT, SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS;

THENCE NORTH 72°50'50" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 48.08 FEET TO A IRON ROD FOUND FOR CORNER;

THENCE ALONG THE EAST LINE OF CLEVELAND ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 32°20'31" WEST, A DISTANCE OF 135.87 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER BY A BENT IRON ROD FOUND;

NORTH 18°29'11" WEST, A DISTANCE OF 104.40 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 32°20'31" WEST, A DISTANCE OF 400.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 45°07'06" WEST, A DISTANCE OF 113.05 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 32°20'31" WEST, A DISTANCE OF 120.23 FEET TO A MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SPOKE ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001242, PAGE 56 - DRDCT;

THENCE NORTH 66°51'03" EAST, ALONG THE SOUTH LINE OF SPOKE ADDITION, A DISTANCE OF 211.80 FEET TO A 5/8-INCH IRON ROD SET FOR A CORNER OF A CALLED 29.07 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED FROM TCDFW SPOKE L.P. TO BSTCO, RECORDED IN VOLUME 2002126, PAGE 11475 - DRDCT;

THENCE ALONG THE SOUTH LINE OF THE BSTCO TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 75°57'55" EAST, A DISTANCE OF 11.01 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 66°51'03" EAST, A DISTANCE OF 749.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 31°53'49" EAST, A DISTANCE OF 11.61 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SPOKE ADDITION;

THENCE NORTH 66°51'03" EAST, ALONG THE SOUTH LINE OF SPOKE ADDITION, A DISTANCE OF 212.39 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID ADDITION;

THENCE NORTH 66°51'01" EAST, CROSSING SAID SOUTHPORT TRACT, A DISTANCE OF 1014.26 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID BONNIE VIEW ROAD;

THENCE SOUTH 02°47'27" WEST, ALONG THE WEST LINE OF BONNIE VIEW ROAD, A DISTANCE OF 1437.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.61 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

ZONE LI OF TRACT 87
114.24 ACRES

EXHIBIT A

LEVI DIXON SURVEY, ABSTRACT NO. 380
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NUMBER 380, AND THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PART OF THE REMAINDER OF A CALLED 156.121 ACRE TRACT (TRACT 6) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 – DRDCT, WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) BY A CONCRETE MONUMENT FOR THE SOUTHWEST CORNER CLIP OF THE INTERSECTION OF THE EAST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE SOUTH LINE OF INTERSTATE HIGHWAY NUMBER 20, AS SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 960, PAGE 1715 - DRDCT FROM WHICH SAID 5/8-INCH IRON ROD, A FOUND IRON ROD BEARS NORTH 2°38'24" EAST, 54.55 FEET;

THENCE NORTH 41°35'38" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 81.45 FEET TO A 5/8-INCH IRON ROD SET BY A CONCRETE MONUMENT FOR CORNER;

THENCE ALONG THE SOUTH LINE OF INTERSTATE HIGHWAY NUMBER 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 80°28'17" EAST, A DISTANCE OF 454.50 FEET TO A 5/8-INCH IRON ROD SET BY A CONCRETE MONUMENT FOR CORNER;

NORTH 73°28'40" EAST, A DISTANCE OF 270.42 FEET TO A 5/8-INCH IRON ROD SET BY A CONCRETE MONUMENT FOR CORNER;

NORTH 71°53'23" EAST, A DISTANCE OF 721.79 FEET TO A 5/8-INCH IRON ROD SET BY A CONCRETE MONUMENT FOR CORNER;

NORTH 76°39'27" EAST, A DISTANCE OF 44.96 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 76°39'27" EAST, CONTINUING ALONG THE SOUTH LINE OF INTERSTATE HIGHWAY NUMBER 20, AND PASSING BY A CONCRETE MONUMENT AT 679.88 FEET, IN ALL A TOTAL DISTANCE OF 714.21 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 9.626 ACRE TRACT (TRACT B) DESCRIBED IN CORRECTION WARRANTY DEED FROM FRANK SOHAEL AND HOUSHANG SANAI, TRUSTEES TO I-20/45 HIGHWAY JOINT VENTURE, RECORDED IN VOLUME 95213, PAGE 3467 - DRDCT;

THENCE SOUTH 30°53'32" EAST, ALONG THE SOUTHWEST LINE OF SAID I-20/45 TRACT, A DISTANCE OF 1448.88 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER BY A FOUND BENT IRON ROD;

THENCE ALONG THE NORTHWEST LINE OF LANGDON ROAD, A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°07'44", HAVING A RADIUS OF 858.64 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47°47'37" WEST, 285.34 FEET, AN ARC LENGTH OF 286.67 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 38°13'45" WEST, A DISTANCE OF 1166.09 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°15'00", HAVING A RADIUS OF 778.64 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 48°21'15" WEST, 273.76 FEET, AN ARC LENGTH OF 275.19 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 58°28'45" WEST, A DISTANCE OF 911.58 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 58°33'45" WEST, A DISTANCE OF 535.18 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 81°54'55" WEST, A DISTANCE OF 95.84 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 37°22'28" WEST, A DISTANCE OF 105.11 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 58°33'45" WEST, A DISTANCE OF 571.83 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHEAST CORNER CLIP OF THE INTERSECTION OF THE NORTHWEST LINE OF LANGDON ROAD AND THE EAST LINE OF BONNIE VIEW ROAD;

THENCE NORTH 59°19'24" WEST, ALONG SAID CORNER CLIP A DISTANCE OF 70.16 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE NORTH 02°47'27" EAST, ALONG THE EAST LINE OF BONNIE VIEW ROAD, A DISTANCE OF 861.54 FEET TO A POINT FOR CORNER;

THENCE LEAVING THE EAST LINE OF BONNIE VIEW ROAD AND CROSSING TRACT 6 THE FOLLOWING COURSES AND DISTANCES:

NORTH 33°42'13" EAST, A DISTANCE OF 488.23 FEET TO A POINT FOR CORNER;

NORTH 33°42'13" EAST, A DISTANCE OF 173.89 FEET TO A POINT FOR CORNER;

NORTH 33°42'13" EAST, A DISTANCE OF 405.23 FEET TO A POINT FOR CORNER;

NORTH 40°04'30" EAST, A DISTANCE OF 718.34 FEET TO A POINT FOR CORNER;

NORTH 30°26'19" EAST, A DISTANCE OF 456.43 FEET TO A POINT FOR CORNER;

NORTH 21°28'22" EAST, A DISTANCE OF 850.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 114.24 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 89

95.49 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084

ULRICH WUTHRICK, ABSTRACT NO. 1518

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, AND THE ULRICH WUTHRICK, ABSTRACT NO. 1518, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 101.024 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM TROPICO

INVESTMENT CO., TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4339 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE INTERSECTION OF THE SOUTHEAST LINE OF LANGDON ROAD, A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2417, PAGE 325 - DRDCT AND THE EAST LINE OF THE M.K. & T. RAILROAD RIGHT OF WAY DESCRIBED IN DEED FROM HENRY PANGBURN TO DALLAS AND WACO RAILWAY CO., RECORDED IN VOLUME 88, PAGE 15 - DRDCT;

THENCE NORTH 59°06'07" EAST, ALONG LANGDON ROAD, A DISTANCE OF 1457.82 FEET TO AN INCH IRON ROD FOUND FOR THE WEST CORNER OF A CALLED 101.000 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM TARRANT COUNTY HUMANE SOCIETY TO WILMER HUTCHINS INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 80120, PAGE 1755 - DRDCT;

THENCE SOUTH 30°53'05" EAST, ALONG THE SOUTHWEST LINE OF SAID SCHOOL TRACT, A DISTANCE OF 1930.08 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER BY A 5/8-INCH IRON ROD FOUND DISTURBED;

THENCE SOUTH 59°13'44" WEST, ALONG THE NORTHWEST LINE OF A CALLED 16.5035 ACRE TRACT DESCRIBED IN WARRANTY DEED FROM ROBERT W. BASS TO TOM PARADIS AND ROBERT VAN TIL, RECORDED IN VOLUME 85009, PAGE 2192 – DRDCT, A DISTANCE OF 1854.80 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 30°52'13" EAST, ALONG THE SOUTHWEST LINE OF PARADIS/TIL TRACT, A CALLED 18.140 ACRE TRACT DESCRIBED IN WARRANTY DEED FROM LAURA BASS TO TOM PARADIS AND ROBERT VAN TIL, RECORDED IN VOLUME 85009, PAGE 2175 – DRDCT, AND THEN A CALLED 73.5770 ACRE TRACT DESCRIBED IN WARRANTY DEED FROM J.J. LEMMON RESIDENTIAL TRACT, A JOINT VENTURE TO THOMAS H. PARADIS AND ROBERT VAN TIL, RECORDED IN VOLUME 2001018, PAGE 322 – DRDCT, A DISTANCE OF 1139.41 FEET TO A 3/4-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 30°48'11" EAST, ALONG THE SOUTHWEST LINE OF A CALLED 126.205 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM GOFF'S DALLAS-HUTCHINS DEVELOPMENT TRACT, A TEXAS JOINT VENTURE TO DLH MASTER PARCEL #33, L.P., RECORDED IN INSTRUMENT NUMBER 200600054979 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS, A DISTANCE OF 166.72 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 85°52'17" WEST, ALONG THE NORTH LINE OF A CALLED 5.031 ACRE TRACT DESCRIBED IN DEED TO JOHN C. SMITH AND WIFE, LIDA BELL SMITH, RECORDED IN VOLUME 80120, PAGE 1755 – DRDCT, A CALLED 8.097 ACRE TRACT DESCRIBED IN DEED TO MANUEL CERVANTES AND WIFE, ELAINE CERVANTES, RECORDED IN VOLUME 87100, PAGE 3270 – DRDCT, A CALLED 3.616 ACRE TRACT DESCRIBED DEED TO LARRY ANTHONY REITER AND WIFE, STEPHANIE F. REITER, RECORDED IN VOLUME 7136, PAGE 1907 – DRDCT, AND THEN A CALLED 4.9674 ACRE TRACT DESCRIBED IN DEED TO LARRY ANTHONY REITER AND WIFE, STEPHANIE F. REITER, RECORDED IN VOLUME 98152, PAGE 3769 – DRDCT, AT 7.08 FEET PASS A 1/2-INCH IRON ROD FOUND, IN ALL A TOTAL DISTANCE OF 957.65 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF THE M.K. & T. RAILROAD RIGHT OF WAY;

THENCE ALONG THE M.K. & T. RAILROAD RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°30'16", HAVING A RADIUS OF 1960.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 02°43'56" EAST, 494.87 FEET, AN ARC LENGTH OF 496.20 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°55'54", HAVING A RADIUS OF 5779.65 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05°29'09" WEST, 194.86 FEET, AN ARC LENGTH OF 194.87 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 06°27'06" WEST, A DISTANCE OF 1638.94 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°00'24", HAVING A RADIUS OF 5779.65 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07°27'18" WEST, 202.41 FEET, AN ARC LENGTH OF 202.42 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°11'46", HAVING A RADIUS OF 1960.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 16°33'23" WEST, 552.23 FEET, AN ARC LENGTH OF 554.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 95.49 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 90
3.401 ACRES

ULRICH WUTHRICK, SURVEY ABSTRACT NO. 1518
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE ULRICH WUTHRICK SURVEY, ABSTRACT NO. 1518, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 101.024 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM TROPICO INVESTMENT CO., TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4339 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE INTERSECTION OF THE SOUTHEAST LINE OF LANGDON ROAD, A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2417, PAGE 325 - DRDCT AND THE WEST LINE OF THE M.K. & T. RAILROAD RIGHT OF WAY DESCRIBED IN DEED FROM HENRY PANGBURN TO DALLAS AND WACO RAILWAY CO., RECORDED IN VOLUME 88, PAGE 15 - DRDCT;

THENCE ALONG THE M.K. & T. RAILROAD RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $15^{\circ}51'31''$, HAVING A RADIUS OF 1860.10 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH $16^{\circ}23'16''$ EAST, 513.21 FEET, AN ARC LENGTH OF 514.85 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $2^{\circ}00'24''$, HAVING A RADIUS OF 5679.65 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH $07^{\circ}27'18''$ EAST, 198.91 FEET, AN ARC LENGTH OF 198.92 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH $06^{\circ}27'06''$ EAST, A DISTANCE OF 203.80 FEET TO A 5/8-INCH IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63%INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 - DRDCT;

THENCE NORTH $30^{\circ}38'34''$ WEST, ALONG THE NORTHEAST LINE OF SAID CALLED 114.6262 ACRE TRACT A DISTANCE OF 360.04 FEET TO A 5/8-INCH IRON ROD SET FOR THE EAST CORNER OF A CALLED 8.830ACRE TRACT (TRACT 7) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOAHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND

SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 - DRDCT, AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOAHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 – DRDCT,

THENCE NORTH 30°38'34" WEST, ALONG THE NORTHEAST LINE OF SAID CALLED 8.830 ACRE TRACT, A DISTANCE OF 504.33 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF LANGDON ROAD;

THENCE ALONG LANGDON ROAD THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°56'28", HAVING A RADIUS OF 778.64 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 58°07'23" EAST, 26.38 FEET, AN ARC LENGTH OF 26.38 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 59°05'37" EAST, A DISTANCE OF 261.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.401 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 91

8.864 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.830 ACRE TRACT (TRACT 7) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE INTERSECTION OF THE SOUTHEAST LINE OF LANGDON ROAD, A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT AND THE WEST LINE OF THE M.K. & T. RAILROAD RIGHT OF WAY DESCRIBED IN DEED FROM HENRY PANGBURN TO DALLAS AND WACO RAILWAY CO., RECORDED IN VOLUME 88, PAGE 15 – DRDCT AND ALSO BEING IN THE NORTHWEST LINE OF A CALLED 101.024 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM TROPICO INVESTMENT CO., TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4339 - DRDCT;

THENCE ALONG LANGDON ROAD AND THE NORTHWEST LINE OF SAID CALLED 101.024 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59°05'37" WEST, A DISTANCE OF 261.83 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°56'28", HAVING A RADIUS OF 778.64 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 58°07'23" WEST, 26.38 FEET, AN ARC LENGTH OF 26.38 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 30°38'34" EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 101.024 ACRE TRACT, A DISTANCE OF 504.33 FEET TO A 5/8-INCH IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63%INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 - DRDCT;

THENCE ALONG THE NORTHWEST LINE OF SAID CALLED 114.6262 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58°28'45" WEST, A DISTANCE OF 929.13 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 73°11'45" WEST, A DISTANCE OF 157.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 58°28'45" WEST, A DISTANCE OF 294.31 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF LANGDON ROAD;

THENCE ALONG THE SOUTHEAST LINE OF LANGDON ROAD THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°38'50", HAVING A RADIUS OF 858.64 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 39°33'11" EAST, 39.67 FEET, AN ARC LENGTH OF 39.67 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 38°13'45" EAST, A DISTANCE OF 1166.09 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°55'24", HAVING A RADIUS OF 778.64 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 47°41'27" EAST, 256.00 FEET, AN ARC LENGTH OF 257.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.8636 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 92

39.46 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63% INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE INTERSECTION OF THE SOUTHEAST LINE OF LANGDON ROAD, A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2417, PAGE 325 - DRDCT AND THE WEST LINE OF THE M.K. & T. RAILROAD RIGHT OF WAY DESCRIBED IN DEED FROM HENRY PANGBURN TO DALLAS AND WACO RAILWAY CO., RECORDED IN VOLUME 88, PAGE 15 - DRDCT AND ALSO BEING IN THE NORTHWEST LINE OF A CALLED 101.024 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM TROPICO INVESTMENT CO., TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4339 - DRDCT;

THENCE ALONG THE M.K. & T. RAILROAD RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°51'31", HAVING A RADIUS OF 1860.10 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 16°23'16" EAST, 513.21 FEET, AN ARC LENGTH OF 514.85 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°00'24", HAVING A RADIUS OF 5679.65 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 07°27'18" EAST, 198.91 FEET, AN ARC LENGTH OF 198.92 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 06°27'06" EAST, A DISTANCE OF 203.80 FEET TO A 5/8-INCH IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID CALLED 114.6262 ACRE TRACT OF LAND AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

SOUTH 06°27'06" EAST, A DISTANCE OF 1435.13 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°36'10", HAVING A RADIUS OF 5679.65 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 06°09'02" EAST, 59.74 FEET, AN ARC LENGTH OF 59.74 FEET TO A POINT FOR CORNER;

THENCE ALONG THE NORTHEAST SIDE OF A CALLED 49.85 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED FROM SOUTHPORT PROPERTIES, L.P. TO THE DALLAS MORNING NEWS, RECORDED IN VOLUME 2005070, PAGE 4364 – DRDCT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 86°16'44" WEST, AT 0.18 FEET PASS AN IRON ROD FOUND WITH CAP FOR THE MOST EASTERLY NORTHEAST CORNER OF THE DALLAS MORNING NEWS TRACT, IN ALL A TOTAL DISTANCE OF 777.43 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 31°06'51" WEST, A DISTANCE OF 1383.93 FEET TO AN IRON ROD WITH CAP FOUND FOR CORNER;

SOUTH 58°53'09" WEST, A DISTANCE OF 64.16 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE NORTH 48°36'34" WEST, A DISTANCE OF 4.79 FEET TO A 5/8-INCH IRON ROD SET IN THE SOUTHEAST LINE OF LANGDON ROAD, A CALLED 80 FOOT WIDE RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT;

THENCE ALONG THE SOUTHEAST LINE OF LANGDON ROAD AND WITH A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $0^{\circ}30'51''$, HAVING A RADIUS OF 858.64 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $41^{\circ}08'01''$ EAST, 7.70 FEET, AN ARC LENGTH OF 7.70 FEET TO A 5/8-INCH IRON ROD SET FOR THE WEST CORNER OF A CALLED 8.883 ACRE TRACT (TRACT 7) OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 - DRDCT;

THENCE ALONG THE SOUTH LINE OF SAID CALLED 8.883 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH $58^{\circ}28'45''$ EAST, A DISTANCE OF 294.31 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH $73^{\circ}11'45''$ EAST, A DISTANCE OF 157.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH $58^{\circ}28'45''$ EAST, A DISTANCE OF 929.13 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF SAID CALLED 101.024 ACRE TRACT;

THENCE SOUTH $30^{\circ}38'34''$ EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 101.024 ACRE TRACT, A DISTANCE OF 360.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.457 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 93

0.9980 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM THE RUFF HOUSE MINISTRIES, INC. TO HOSHAW

ACCOMMODATION CORPORATION, RECORDED IN VOLUME 2005070, PAGE 4322 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE SOUTHWEST CORNER CLIP OF THE INTERSECTION OF THE EAST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE SOUTHEAST LINE OF LANGDON ROAD, CALLED TO BE AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT;

THENCE NORTH 30°40'36" EAST, ALONG SAID CORNER CLIP AND THE NORTH LINE OF A CALLED 10.566 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHALMAR INVESTMENTS, LLC, TO SOUTHPORT PROPERTIES, RECORDED IN INSTRUMENT NUMBER 200503630488 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS OPRDCT) A DISTANCE OF 88.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LANGDON ROAD;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 540.95 FEET TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM W.M. COLLIER AND WIFE, ABBIE COLLIER TO HUBERT L. HINTON AND WIFE, MINNIE MAY HINTON, RECORDED IN VOLUME 3574, PAGE 148 – DRDCT AND ALSO BEING IN THE CENTER OF A BRANCH FOR CORNER;

THENCE ALONG THE SOUTH LINE OF LANGDON ROAD AND THE NORTH LINE OF THE HINTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°33'45" EAST, A DISTANCE OF 65.34 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 31°26'19" EAST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 46°53'18" EAST, A DISTANCE OF 123.55 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 335.02 FEET TO A 3/4-INCH IRON PIPE FOUND FOR A NORTHWEST CORNER OF A CALLED 114.6262 ACRE TRACT

EXHIBIT A

OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63%INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 – DRDCT (HEREINAFTER REFERRED TO AS TRACT 95);

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD AND THE NORTH LINE OF SAID CALLED 114.6262 ACRE TRACT, A DISTANCE OF 91.95 FEET TO THE WEST CORNER OF THE REMAINDER OF A CALLED 116.3057 ACRE TRACT OF LAND, SAVE AND EXCEPT A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM TROPICO INVESTMENT CO. TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4346 – DRDCT (HEREINAFTER REFERRED TO AS TRACT 94);

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD AND THE NORTH LINE OF TRACT 94, A DISTANCE OF 50.46 FEET TO A 5/8-INCH IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE COMMON SOUTH LINE OF LANGDON ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°33'45" EAST, A DISTANCE OF 57.76 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°28'45" EAST, A DISTANCE OF 149.24 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHWEST COMMON CORNER OF SAID CALLED 1.0 ACRE TRACT AND TRACT 95, FROM WHICH SAID CORNER, A FOUND 1/2-INCH IRON ROD BEARS NORTH 31°31'15" WEST, A DISTANCE OF 0.75 FEET;

THENCE SOUTH 31°31'15" EAST, ALONG A SOUTHWEST LINE OF TRACT 95, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD SET A CORNER OF TRACT 94;

THENCE ALONG TRACT 94 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58°28'45" WEST, A DISTANCE OF 207.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 31°31'15" WEST, A DISTANCE OF 210.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9980 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 94

1.680 ACRES
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 116.3057 ACRE TRACT OF LAND, SAVE AND EXCEPT A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM TROPICO INVESTMENT CO. TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4346 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE SOUTHWEST CORNER CLIP OF THE INTERSECTION OF THE EAST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE SOUTHEAST LINE OF LANGDON ROAD, CALLED TO BE AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT);

THENCE NORTH 30°40'36" EAST, ALONG SAID CORNER CLIP AND THE NORTH LINE OF A CALLED 10.566 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHALMAR INVESTMENTS, LLC, TO SOUTHPORT PROPERTIES, RECORDED IN INSTRUMENT NUMBER 200503630488 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS OPRDCT) A DISTANCE OF 88.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LANGDON ROAD;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 540.95 FEET TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM W.M. COLLIER AND WIFE, ABBIE COLLIER TO HUBERT L. HINTON AND WIFE, MINNIE MAY HINTON, RECORDED IN VOLUME 3574, PAGE 148 – DRDCT AND ALSO BEING IN THE CENTER OF A BRANCH FOR CORNER;

THENCE ALONG THE SOUTH LINE OF LANGDON ROAD AND THE NORTH LINE OF THE HINTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°33'45" EAST, A DISTANCE OF 65.34 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 31°26'19" EAST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 46°53'18" EAST, A DISTANCE OF 123.55 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 335.02 FEET TO A 3/4-INCH IRON PIPE FOUND FOR A NORTHWEST CORNER OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63%INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 – DRDCT;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, AND THE NORTH LINE OF SAID CALLED 114.6262 ACRE TRACT, A DISTANCE OF 91.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 50.46 FEET TO A 5/8-INCH IRON ROD SET FOR THE WEST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM THE RUFF HOUSE MINISTRIES, INC. TO HOSHAW ACCOMMODATION CORPORATION, RECORDED IN VOLUME 2005070, PAGE 4322 - DRDCT;

THENCE ALONG THE HOSHAW TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31°31'15" EAST, A DISTANCE OF 210.08 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°28'45" EAST, A DISTANCE OF 207.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN A SOUTHWEST LINE OF SAID CALLED 114.6262 ACRE TRACT;

THENCE WITH SAID CALLED 114.6262 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31°31'15" EAST, A DISTANCE OF 182.10 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 58°54'35" WEST, A DISTANCE OF 339.10 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

EXHIBIT A

NORTH 19°41'27" WEST, A DISTANCE OF 398.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.680 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 95

25.50 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63% INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE SOUTHWEST CORNER CLIP OF THE INTERSECTION OF THE EAST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE SOUTHEAST LINE OF LANGDON ROAD, CALLED TO BE AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT);

THENCE NORTH 30°40'36" EAST, ALONG SAID CORNER CLIP AND THE NORTH LINE OF A CALLED 10.566 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHALMAR INVESTMENTS, LLC, TO SOUTHPORT PROPERTIES, RECORDED IN INSTRUMENT NUMBER 200503630488 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS OPRDCT) A DISTANCE OF 88.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LANGDON ROAD;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 540.95 FEET TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM W.M. COLLIER AND WIFE, ABBIE COLLIER TO HUBERT L. HINTON AND WIFE, MINNIE

MAY HINTON, RECORDED IN VOLUME 3374, PAGE 148 – DRDCT AND ALSO BEING IN THE CENTER OF A BRANCH FOR CORNER;

THENCE ALONG THE SOUTH LINE OF LANGDON ROAD AND THE NORTH LINE OF THE HINTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°33'45" EAST, A DISTANCE OF 65.34 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 31°26'19" EAST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 46°53'18" EAST, A DISTANCE OF 123.55 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 335.02 FEET TO A 3/4-INCH IRON PIPE FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 91.95 FEET TO A 5/8-INCH IRON ROD SET FOR THE WEST CORNER OF THE REMAINDER OF A CALLED 116.3057 ACRE TRACT OF LAND, SAVE AND EXCEPT A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM TROPICO INVESTMENT CO. TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4346 - DRDCT;

THENCE ALONG SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19°41'27" EAST, A DISTANCE OF 398.17 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°54'35" EAST, A DISTANCE OF 339.10 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 31°31'15" WEST, A DISTANCE OF 182.10 FEET TO A 5/8-INCH IRON ROD SET FOR THE EAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM THE RUFF HOUSE MINISTRIES, INC. TO HOSHAW ACCOMMODATION COORPORATION, RECORDED IN VOLUME 2005070, PAGE 4322 - DRDCT;

THENCE NORTH 31°31'15" WEST, ALONG THE NORTHEAST LINE OF THE HOSHAW TRACT, A DISTANCE OF 210.00 FEET TO A POINT IN THE SOUTHEAST LINE OF

EXHIBIT A

LANGDON ROAD FROM WHICH SAID POINT, A 1/2-INCH IRON ROD FOUND BEARS NORTH 31°31'15" WEST, 0.73 FEET;

THENCE NORTH 58°28'45" EAST, ALONG THE SOUTHEAST LINE OF LANGDON ROAD, A DISTANCE OF 80.02 FEET TO A POINT FOR CORNER, FROM WHICH AN IRON ROD FOUND WITH CAP FOR THE WEST CORNER OF A CALLED 49.85 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED FROM SOUTHPORT PROPERTIES, L.P. TO THE DALLAS MORNING NEWS, RECORDED IN VOLUME 2005070, PAGE 4364 – DRDCT, FROM WHICH A FOUND IRON ROD BEARS NORTH 31°06'52" WEST, 0.26 FEET;

THENCE SOUTH 31°06'52" EAST, ALONG THE SOUTHWEST LINE OF THE DALLAS MORNING NEWS TRACT, A DISTANCE OF 1529.69 FEET TO AN IRON ROD FOUND WITH CAP IN THE NORTH LINE OF OLD CAROLINA PLANTATIONS, AN UNRECORDED ADDITION TO THE CITY OF DALLAS;

THENCE SOUTH 85°48'40" WEST, ALONG THE NORTH LINE OF OLD CAROLINA PLANTATIONS, A DISTANCE OF 1638.77 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID BRANCH AND ALSO BEING THE SOUTHEAST CORNER OF SAID CALLED 10.566 ACRE TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 10.566 ACRE TRACT OF LAND AND THE CENTERLINE OF SAID BRANCH THE FOLLOWING COURSES AND DISTANCES:

NORTH 51°00'33" EAST, A DISTANCE OF 98.29 FEET TO A POINT FOR CORNER;

NORTH 22°55'35" EAST, A DISTANCE OF 130.50 FEET TO A POINT FOR CORNER;

NORTH 06°24'26" WEST, A DISTANCE OF 127.00 FEET TO A POINT FOR CORNER;

NORTH 66°05'26" WEST, A DISTANCE OF 178.34 FEET TO A POINT FOR CORNER;

NORTH 08°05'34" EAST, A DISTANCE OF 58.54 FEET TO A POINT FOR THE SOUTH CORNER OF SAID HINTON TRACT;

THENCE ALONG THE HINTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°59'35" EAST, A DISTANCE OF 761.60 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 19°36'27" WEST, A DISTANCE OF 397.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.50 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 96

5.898 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM W.M. COLLIER AND WIFE, ABBIE COLLIER TO HUBERT L. HINTON AND WIFE, MINNIE MAY HINTON, RECORDED IN VOLUME 3374, PAGE 148 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE SOUTHWEST CORNER CLIP OF THE INTERSECTION OF THE EAST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE SOUTHEAST LINE OF LANGDON ROAD, CALLED TO BE AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 - DRDCT;

THENCE NORTH 30°40'36" EAST, ALONG SAID CORNER CLIP AND THE NORTH LINE OF A CALLED 10.566 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHALMAR INVESTMENTS, LLC, TO SOUTHPORT PROPERTIES, RECORDED IN INSTRUMENT NUMBER 200503630488 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS OPRDCT) A DISTANCE OF 88.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LANGDON ROAD;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 540.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF LANGDON ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°33'45" EAST, A DISTANCE OF 65.34 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 31°26'19" EAST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 46°53'18" EAST, A DISTANCE OF 123.55 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

NORTH 58°33'45" EAST, A DISTANCE OF 335.02 FEET TO A 3/4-INCH IRON PIPE FOUND FOR A CORNER OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63%INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329;

THENCE ALONG WITH SAID CALLED 114.6262 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19°36'27" EAST, A DISTANCE OF 397.30 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 58°59'35" WEST, A DISTANCE OF 761.60 FEET TO A POINT IN THE EAST LINE OF SAID CALLED 10.566 ACRE TRACT AND ALSO BEING IN THE CENTERLINE OF A BRANCH;

THENCE ALONG THE EAST LINE OF SAID CALLED 10.566 ACRE TRACT OF LAND AND THE CENTERLINE OF SAID BRANCH THE FOLLOWING COURSES AND DISTANCES:

NORTH 08°05'34" EAST, A DISTANCE OF 162.03 FEET TO A POINT FOR CORNER;

NORTH 18°34'26" WEST, A DISTANCE OF 64.50 FEET TO A POINT FOR CORNER;

NORTH 07°05'34" EAST, A DISTANCE OF 128.90 FEET TO A POINT FOR CORNER;

NORTH 23°04'26" WEST, A DISTANCE OF 95.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.898 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 97

10.38 ACRES

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM F. NEWTON SURVEY, ABSTRACT NUMBER 1084, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A CALLED 10.566 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHALMAR INVESTMENTS, LLC. TO SOUTHPORT PROPERTIES, RECORDED IN INSTRUMENT NUMBER 200503630488 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS OPRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) FOR THE SOUTHWEST CORNER CLIP OF THE INTERSECTION OF THE EAST LINE OF BONNIE VIEW ROAD, A CALLED 100 FOOT WIDE PUBLIC RIGHT OF WAY SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND THE SOUTHEAST LINE OF LANGDON ROAD, CALLED TO BE AN 80 FOOT WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2506, PAGE 123 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT);

THENCE NORTH 30°40'36" EAST, ALONG SAID CORNER CLIP A DISTANCE OF 88.39 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LANGDON ROAD;

THENCE NORTH 58°33'45" EAST, ALONG THE SOUTH LINE OF LANGDON ROAD, A DISTANCE OF 540.95 FEET TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM W.M. COLLIER AND WIFE, ABBIE COLLIER TO HUBERT L. HINTON AND WIFE, MINNIE MAY HINTON, RECORDED IN VOLUME 3374, PAGE 148 – DRDCT AND ALSO BEING IN THE CENTER OF A BRANCH FOR CORNER;

THENCE ALONG THE WEST LINE OF SAID HINTON TRACT, THE WEST LINE OF A CALLED 114.6262 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM LANGDON 114, LLC. (63%INTEREST) AND TROPICO INVESTMENT CO. (37% INTEREST) TO SOUTHPORT PROPERTIES, L.P., RECORDED IN VOLUME 2005070, PAGE 4329 – DRDCT, AND THE CENTERLINE OF SAID BRANCH THE FOLLOWING COURSES AND DISTANCES:

EXHIBIT A

SOUTH 23°04'26" EAST, A DISTANCE OF 95.46 FEET TO A POINT FOR CORNER;

SOUTH 07°05'34" WEST, A DISTANCE OF 128.90 FEET TO A POINT FOR CORNER;

SOUTH 18°34'26" EAST, A DISTANCE OF 64.50 FEET TO A POINT FOR CORNER;

SOUTH 08°05'34" WEST, A DISTANCE OF 162.03 FEET TO A POINT FOR THE SOUTH CORNER OF SAID HINTON TRACT;

SOUTH 08°05'34" WEST, A DISTANCE OF 58.54 FEET TO A POINT FOR CORNER;

SOUTH 66°05'26" EAST, A DISTANCE OF 178.34 FEET TO A POINT FOR CORNER;

SOUTH 06°24'26" EAST, A DISTANCE OF 127.00 FEET TO A POINT FOR CORNER;

SOUTH 22°55'35" WEST, A DISTANCE OF 130.50 FEET TO A POINT FOR CORNER;

SOUTH 51°00'33" WEST, A DISTANCE OF 98.29 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF OLD CAROLINA PLANTATIONS, AN UNRECORDED ADDITION TO THE CITY OF DALLAS;

THENCE SOUTH 85°48'40" WEST, ALONG THE NORTH LINE OF OLD CAROLINA PLANTATIONS, PASSING BY A 3/4-INCH IRON PIPE AT 575.77 FEET, IN ALL A DISTANCE OF 596.56 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER IN THE EAST LINE OF BONNIE VIEW ROAD;

THENCE NORTH 02°47'27" EAST, ALONG THE EAST LINE OF BONNIE VIEW ROAD, A DISTANCE OF 561.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.38 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 156

9.597 ACRES

ULRICH WUTHRICK SURVEY, ABSTRACT NO. 1518
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE ULRICH WUTHRICK SURVEY, ABSTRACT NO. 1518, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACT B, A CALLED 9.626 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION WARRANTY DEED FROM FRANK SOHAEI AND HOUSHANG SANAI TO I-20/45 HIGHWAY JOINT VENTURE, RECORDED IN VOLUME 95213, PAGE 3467 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), AND ALSO BEING ALL OF TRACT II, A CALLED 9.5926 TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM I-20/45 HIGHWAY JOINT VENTURE TO COTTRELL/WILEY, L.L.C, RECORDED IN VOLUME 96086, PAGE 5765 – DRDCT (BOTH TOGETHER HEREINAFTER BEING REFERRED TO AS TRACT 156), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) IN THE NORTHWEST RIGHT-OF-WAY LINE OF LANGDON ROAD A CALLED 80 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON DALLAS COUNTY RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 2483, PAGE 126 – DRDCT AND IN THE WEST LINE OF A M. K. & T. RAILROAD RIGHT OF WAY DESCRIBED IN DEED FROM ABRAHAM FREEMAN TO DALLAS AND WACO RAILWAY COMPANY RECORDED IN VOLUME 88, PAGE 14 – DRDCT;

THENCE ALONG THE NORTHWEST LINE OF LANGDON ROAD RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59°05'37" WEST, A DISTANCE OF 269.33 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°44'08", HAVING A RADIUS OF 858.64 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 58°13'33" WEST, 26.01 FEET, AN ARC LENGTH OF 26.01 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 30°53'32" WEST, ALONG THE EAST LINE OF A REMAINDER OF TRACT 6, CALLED 156.121 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM LBJ DIAMOND TO JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) AND SOUTHPORT PROPERTIES, LP (44.19% INTEREST), RECORDED IN VOLUME 2005131, PAGE 10558 - DRDCT AND WARRANTY DEED FROM JOHN BETSON, TRUSTEE, LBJ SOUTHPORT PARTNERS, LBJ 358 PARTNERSHIP, HAROLD K. KAEMERLE, FRANK SOHAEI, AND HOUSHANG SANAI (55.81% INTEREST) TO SOUTHPORT PROPERTIES, LP, RECORDED IN VOLUME 2005131, PAGE 10540 – DRDCT (BOTH TOGETHER HEREINAFTER BEING REFERRED TO AS TRACT 87), A DISTANCE OF 1448.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF INTERSTATE HIGHWAY 20 AS SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS AND DEDICATED IN VOLUME 902, PAGE 73 - DRDCT;

THENCE ALONG THE SOUTH LINE OF INTERSTATE HIGHWAY 20 RIGHT OF WAY
THE FOLLOWING COURSES AND DISTANCES:

NORTH 76°39'27" EAST, A DISTANCE OF 202.94 FEET TO A 5/8-INCH IRON ROD
SET FOR CORNER;

NORTH 86°18'51" EAST, A DISTANCE OF 219.35 FEET TO A 5/8-INCH IRON ROD
SET IN THE WEST LINE OF M. K. & T. RAILROAD RIGHT OF WAY;

THENCE ALONG THE WEST LINE OF M. K. & T. RAILROAD RIGHT OF WAY THE
FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°11'06",
HAVING A RADIUS OF 1482.39 FEET, AND A CHORD BEARING AND
DISTANCE OF SOUTH 19°58'28" EAST, 621.09 FEET, AN ARC LENGTH OF 625.73
FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°53'59",
HAVING A RADIUS OF 2914.79 FEET, AND A CHORD BEARING AND
DISTANCE OF SOUTH 33°31'01" EAST, 147.51 FEET, AN ARC LENGTH OF 147.52
FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 34°58'01" EAST, A DISTANCE OF 218.22 FEET TO A 5/8-INCH IRON ROD
SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°49'04",
HAVING A RADIUS OF 2814.79 FEET, AND A CHORD BEARING AND
DISTANCE OF SOUTH 33°33'29" EAST, 138.41 FEET, AN ARC LENGTH OF 138.42
FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°21'25",
HAVING A RADIUS OF 1860.10 FEET, AND A CHORD BEARING AND
DISTANCE OF SOUTH 29°28'15" EAST, 173.85 FEET,
AN ARC LENGTH OF 173.91 FEET TO THE POINT OF BEGINNING
AND CONTAINING 9.597 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID
AZIMUTH)

TRACT 161

7.804 ACRES

HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565, BLOCK 8319 OF THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.816 ACRE TRACT (NO. 9) OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM DAVID H. COFFMAN TO COFFMAN INVESTMENTS, L.P., RECORDED IN VOLUME 98008, PAGE 4994 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND IN THE NORTH LINE OF WITT ROAD, IN THE WEST LINE OF A CALLED 4.52 ACRE TRACT OF LAND (TRACT II) DESCRIBED IN DEED FROM DOROTHY COFFMAN AND ERIC COFFMAN TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 69213, PAGE 335 – DRDCT;

THENCE SOUTH 57°38'56" WEST, ALONG THE NORTH SIDE OF WITT ROAD AND THE SOUTH LINE OF TRACT 161, A DISTANCE OF 839.88 FEET TO A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) IN THE EAST LINE OF THE M.K.&T. RAILROAD WIDE RIGHT OF WAY;

THENCE NORTH 06°45'50" EAST, ALONG THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 819.60 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF PARCEL 49, A CALLED 2.458 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM BONNIE VIEW INDUSTRIAL, LTD. TO DLH MASTER PARCEL ##42-52, L.P., RECORDED IN INSTRUMENT NUMBER 200600038747 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS OPRDCT);

THENCE NORTH 89°09'31" EAST, ALONG THE SOUTH LINE OF PARCEL 49, A DISTANCE OF 390.44 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF SAID DALLAS POWER & LIGHT COMPANY TRACT;

THENCE SOUTH 31°01'02" EAST, ALONG THE WEST LINE OF SAID DALLAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 431.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.804 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

TRACT 164

86.39 ACRES

CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE CASWELL C. OVERTON SURVEY, ABSTRACT NUMBER 1102, BLOCK 8276 OF THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 200.15 ACRE TRACT OF LAND (NO. 8) DESCRIBED IN A SPECIAL WARRANTY DEED FROM DAVID H. COFFMAN TO COFFMAN INVESTMENTS, L.P., RECORDED IN VOLUME 98008, PAGE 4994 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS DRDCT), WITH THE HEREIN DESCRIBED TRACT OF LAND BEING FURTHER DESCRIBED AS HELD ON THE GROUND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH "KHA" CAP SET (HEREIN AFTER REFERRED TO AS 5/8-INCH IRON ROD SET) IN THE NORTH LINE OF WITT ROAD FOR THE SOUTHEAST COMMON CORNER OF SAID CALLED 200.15 ACRE TRACT AND A CALLED 20.28 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM NORMA KYLE POTTER TO STEPHEN MICHAEL GUERRERO, ET UX, AND MELISSA MILLER GUERRERO, RECORDED IN VOLUME 97246, PAGE 4844 – DRDCT, FROM WHICH SAID POINT, A 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID GUERRERO TRACT IN THE NORTH LINE OF WITT ROAD AND THE WEST LINE OF LANCASTER-HUTCHINS ROAD BEARS NORTH 58°57'02" EAST, A DISTANCE OF 957.21 FEET;

THENCE ALONG THE NORTH LINE OF WITT ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59°07'06" WEST, A DISTANCE OF 217.75 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 61°09'26" WEST, A DISTANCE OF 533.26 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

SOUTH 60°05'06" WEST, A DISTANCE OF 1313.52 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00°51'44" WEST, DEPARTING THE NORTH LINE OF WITT ROAD, A DISTANCE OF 23.28 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 90.76 ACRE TRACT (TRACT 32) OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM MYRON W. GOFF, TRUSTEE, MYRON W. GOFF AND CERISE N.V. TO DLH MASTER PARCEL #32, L.P., RECORDED IN INSTRUMENT NUMBER 200600187593 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS;

THENCE SOUTH 59°26'23" WEST, ALONG THE CENTERLINE OF WITT ROAD, A DISTANCE OF 123.85 FEET TO A PK NAIL FOUND FOR THE EAST CORNER OF A CALLED 10.595 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM ERIC HAMMOND COFFMAN TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOLUME 88221, PAGE 1015 - DRDCT;

THENCE NORTH 31°00'14" WEST, ALONG THE NORTHEAST LINE OF SAID TEXAS UTILITIES ELECTRIC COMPANY TRACT, A DISTANCE OF 1447.36 FEET TO A POINT IN THE CENTERLINE OF WHITES BRANCH FOR THE NORTH CORNER OF SAID TRACT AND BEING IN AN EAST LINE OF A CALLED 0.734 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM BONNIE VIEW LIMITED PARTNERSHIP TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 90003, PAGE 1774 - DRDCT;

THENCE NORTH 29°58'17" EAST, ALONG WHITES BRANCH AND AN EAST LINE OF SAID DALLAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 65.99 FEET TO A POINT FOR THE NORTH CORNER OF SAID TRACT;

THENCE NORTH 52°21'13" WEST, ALONG THE CENTERLINE OF WHITES BRANCH, A DISTANCE OF 75.15 FEET TO A POINT FOR A CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM C. A. TATUM, JR., DONALD G. GAY AND JAMES S. CAROLL TO PATRICIA HOON, DESCRIBED IN VOLUME 86009, PAGE 734 - DRDCT;

THENCE ALONG WHITES BRANCH AND SAID HOON TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 28°24'51" WEST, A DISTANCE OF 109.40 FEET TO A POINT FOR CORNER;

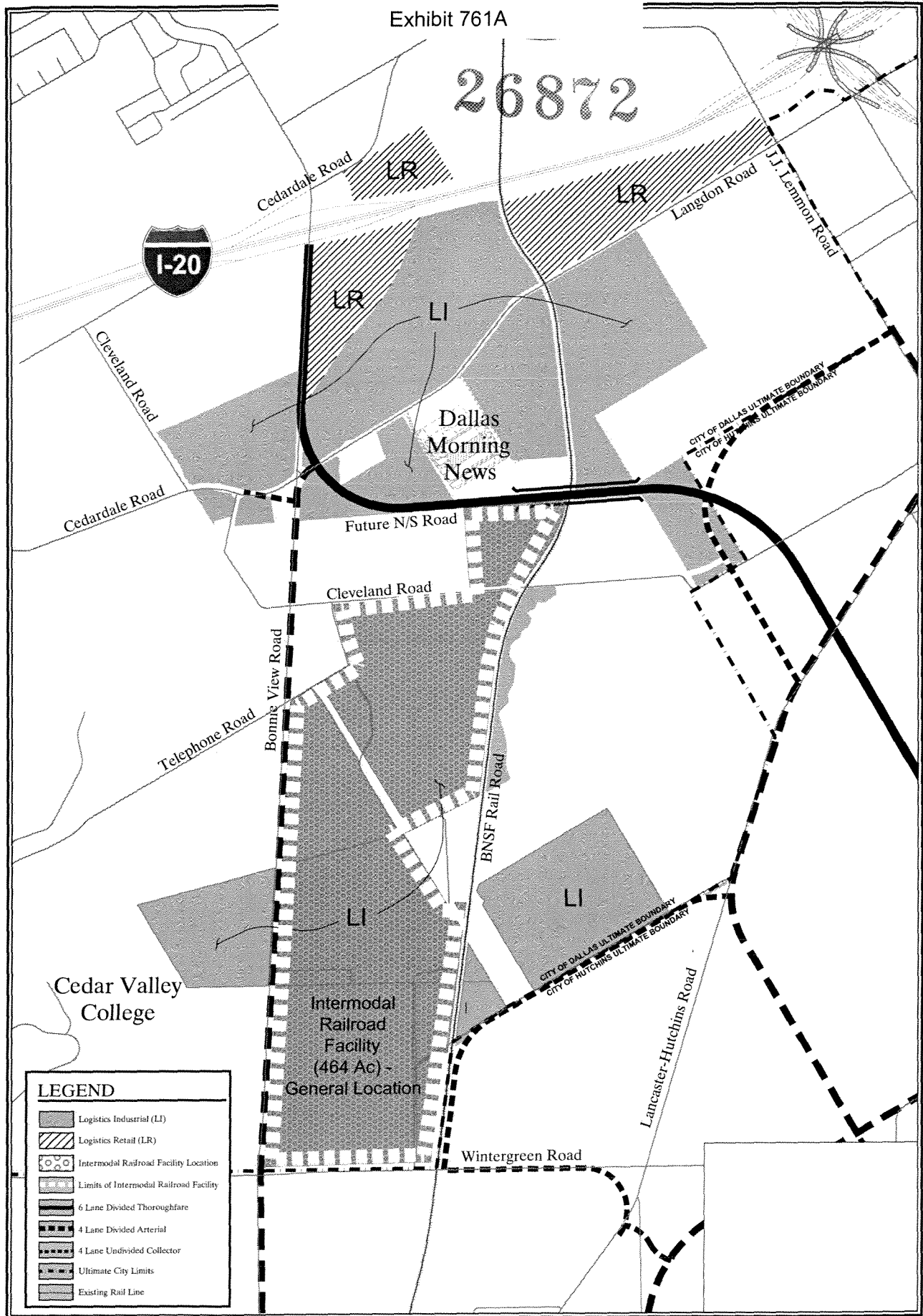
NORTH 19°45'09" EAST, A DISTANCE OF 96.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 59°25'04" EAST, DEPARTING SAID BRANCH, ALONG THE SOUTHEAST LINE OF SAID HOON TRACT AND GENERALLY WITH A FENCE FOR PART OF THE WAY, A DISTANCE OF 2092.19 FEET TO A FENCE CORNER FOR THE NORTHWEST CORNER OF A CALLED 19.7 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM JAMES F. TAYLOR AND WIFE, VIRGINIA TAYLOR TO S.L. NAPIER, JR. AND S.L. NAPIER, SR., RECORDED IN VOLUME 5542, PAGE 535 - DRDCT;

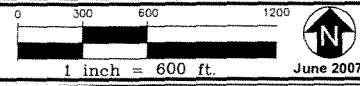
THENCE SOUTH 30°56'03" EAST, ALONG A FENCE AND THE SOUTHWEST LINE OF SAID NAPIER TRACT, A CALLED 23.638 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM W.L. LEMMON AND MILDRED LEMMON TO REV. EDWARD CALLOWAY AND WIFE, JACQULYN CALLOWAY, RECORDED IN VOLUME 82241, PAGE 126 - DRDCT, AND THEN AFOREMENTIONED GUERRERO TRACT, PASSING A FENCE POST AT A DISTANCE OF 1731.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.39 ACRES, MORE OR LESS.

BEARING SYSTEM BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (GRID AZIMUTH)

26872



Subdistrict Map

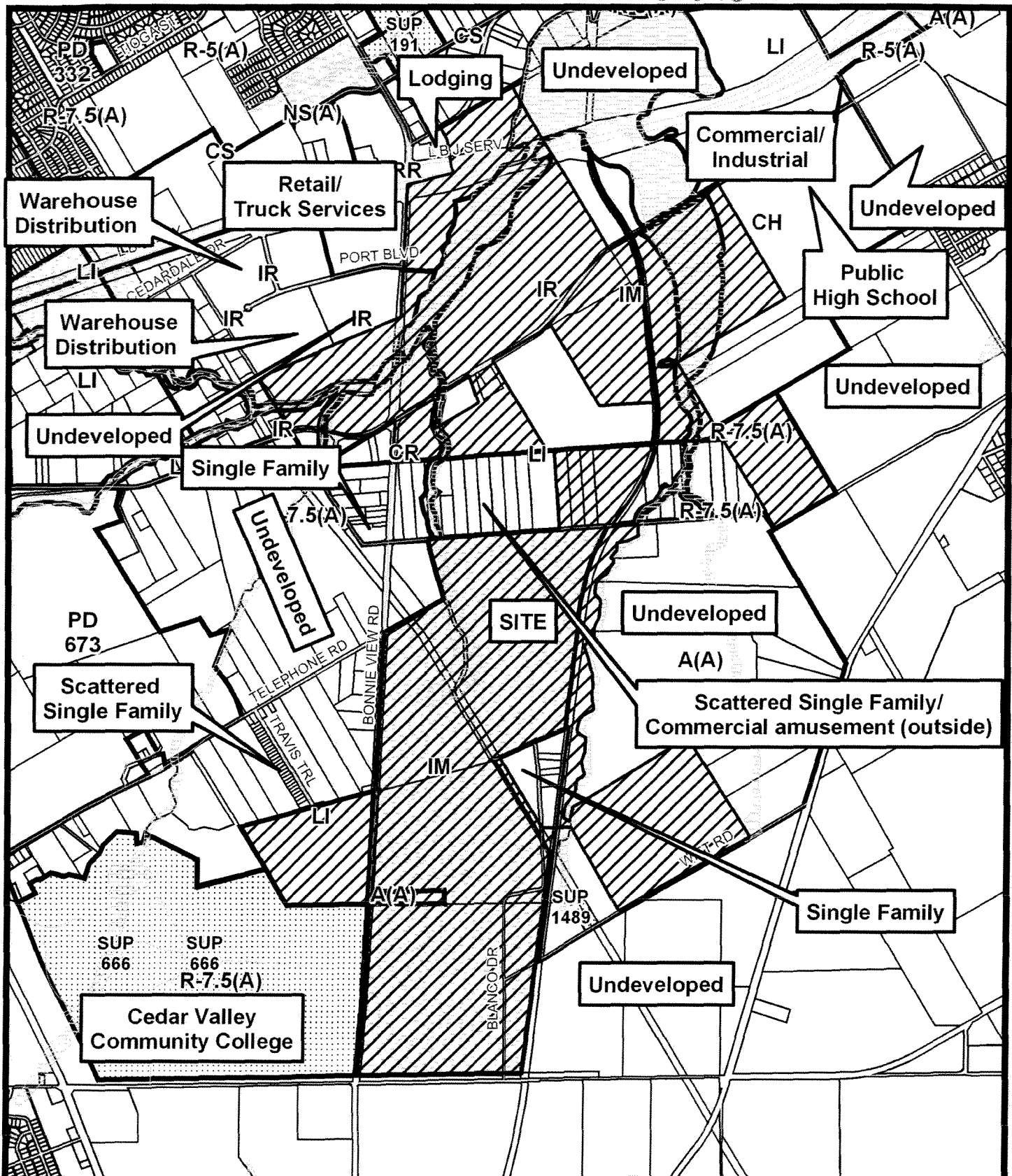



Zoning Case:
Z067-158(RB)
June 2007



Approved
City Plan Commission
June 21, 2007

Planned Development
District No. 761




 1:22,983

ZONING AND LAND USE

Map no: P-6, Q-9
 Case no: Z067-158



TERMINATION OF DEED RESTRICTIONS

62
+ 12

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

I.

The undersigned, DLH Master Parcel #42-52, L.P., and DLH Master Parcel #79, L.P. (collectively, the "Owners"), are the owners of the following described property (the "Property"), being a total of 483.301 acres, more or less, out of, variously, the W.H. Newton Survey, Abstract No. 1074, the C.C. Overton Survey, Abstract No. 1102, the W.F. Newton Survey, Abstract No. 1084, and the H.H. Hickman Survey, Abstract No. 565, and also located in all or part of City Blocks 8271, 8313, 8314, 8315, 8316, 8320, 8321, 8322, and 8323, City of Dallas ("City"), Dallas County, Texas, and being those same tracts of land conveyed to the Owners by Bonnie View Industrial, Ltd., by Deed dated February 2, 2006, and recorded at Document No. 20060003847 of the Deed Records of Dallas County, Texas, and by Bernard and Betty Irving by Deed dated May 15, 2006, and recorded at Document No. 200600177471 of the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A" which is attached hereto for all purposes.

II.

The Property was impressed with certain deed restrictions (the "Restrictions") as shown in an instrument dated June 26, 2001, signed by Michael E. Rader, President of Prime Rail Interest, Inc., one of two general partners of Bonnie View Industrial, Ltd., and Clyde L. Hargrove, President of South Bethany Development, LLC, the other general partner of Bonnie View Industrial, Ltd., on behalf of said Bonnie View Industrial, Ltd. as the Owner and recorded in Volume 2001148, Page 01169, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

The Owners do hereby terminate and release the Restrictions as they apply to the Property, to wit, those Restrictions attached as Exhibit "B".

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owners must file this instrument in the Deed Records of the county or counties where the Property is located at their sole cost and expense before the termination becomes effective.

V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owners agree to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with this termination.

VII.

Unless stated otherwise in this instrument, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

VIII.

The Owners certify and represent that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

IX.

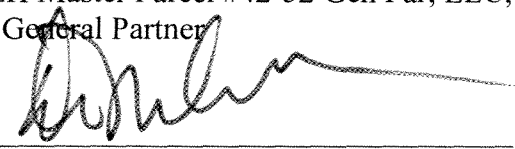
The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED at the City of Dallas, Dallas County, this the 26 day of June, 2007.

OWNERS:

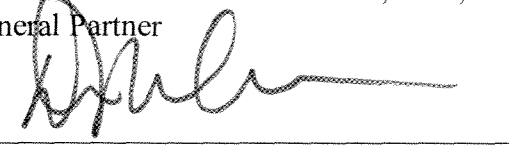
DLH MASTER PARCEL #42-52, L.P.

By: DLH Master Parcel #42-52 Gen Par, LLC,
its General Partner

By: 
Dan McAuliffe, Vice President

DLH MASTER PARCEL #79, L.P.

By: DLH Master Parcel #79 Gen Par, LLC, its
General Partner

By: 
Dan McAuliffe, Vice President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Not Applicable.

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

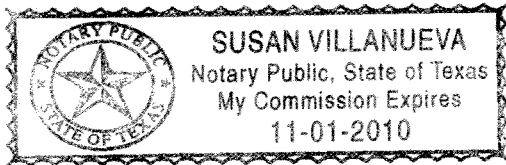
By: 

Assistant City Attorney

ACKNOWLEDGMENT OF OWNER

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26 day of June, 2007, by Dan McAuliffe, Vice President of DLH Master Parcel #42-52 GenPar, LLC, the General Partner of DLH Master Parcel #42-52, L.P., a Delaware limited partnership, on behalf of DLH Master Parcel #42-52, L.P., as one of the Owners.

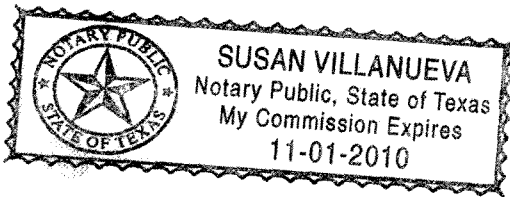


Susan Villanueva
Notary Public – State of Texas

ACKNOWLEDGMENT OF OWNER

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26 day of June, 2007, by Dan McAuliffe, Vice President of DLH Master Parcel #79 GenPar, LLC, the General Partner of DLH Master Parcel #79, L.P., a Delaware limited partnership, on behalf of DLH Master Parcel #79, L.P., as one of the Owners.



Susan Villanueva
Notary Public – State of Texas

EXHIBIT A

METES AND BOUNDS LEGAL DESCRIPTIONS

(Pages A-1 through A-11)

BEING 53.927 acres of land located in the W. H. NEWTON SURVEY, Abstract No. 1074, Dallas County, Texas, and the C. C. OVERTON SURVEY, Abstract No. 1102, Dallas County, Texas, and being the same property designated as Tract One in the deed to Blackland Properties, Ltd., recorded in Volume 94231, Page 1789 of the Deed Records of Dallas County, Texas. Said 53.927 acres being more particularly described by notes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the South right-of-way line of Telephone Road (a 40 foot right-of-way) with the East right-of-way line of Bonnie View Road, as conveyed to the City of Dallas, by the deed recorded in Volume 3367, Page 539 of the Deed Records of Dallas County, Texas. Said Beginning Point being the most Northerly corner of a cornerclip of said Bonnie View Road right-of-way, and being the most Northerly Northwest corner of the aforesaid Tract One, conveyed to Blackland Properties, Ltd.;

THENCE N 60 degrees 30 minutes E 318.20 feet along the South right-of-way line of said Telephone Road to a 1/2" iron rod at the intersection of the West line of a 100-foot wide right-of-way conveyed to Dallas Power and Light Company, by the deed recorded in Volume 59095, Page 193 of the Deed Records of Dallas County, Texas;

THENCE along the West line of said 100-foot wide Dallas Power and Light Company right-of-way, as follows:

1. S 16 degrees 49 minutes 13 seconds E 265.03 feet to a concrete D P & L Property Monument;
2. S 29 degrees 33 minutes 06 seconds E 950.57 feet to a 1/2" iron rod in the West right-of-way line of Blunco Road (an undescrbed width right-of-way);

THENCE generally following a fence, with the West right-of-way line of said Blunco Road, as follows:

1. S 23 degrees 39 minutes W 15.43 feet to a 1/2" iron rod;
2. S 20 degrees 58 minutes E 126.16 feet to a 1/2" iron rod;
3. S 16 degrees 23 minutes E 133.67 feet to a 1/2" iron rod;
4. S 29 degrees 22 minutes 26 seconds E 921.51 feet to a 3/4" iron rod at the Southeast corner of the aforesaid Tract One, Blackland Properties, Ltd., and being the Northeast corner of the tract of land conveyed to Nancy Elizabeth Brunner by the deed recorded in Volume 2903, Page 469 of the Deed Records of Dallas County, Texas;

THENCE S 76 degrees 46 minutes W 1,671.26 feet departing said right-of-way line and generally following a fence along the common line between said Blackland Properties, Ltd. Tract and said Nancy Elizabeth Brunner Tract to a 1/2" iron rod in the Northeast boundary line of a tract of land conveyed to

Mary Katherine Holmes, by the deed recorded in Volume 51046, Page 163 of the Deed Records of Dallas County, Texas;

THENCE N 29 degrees 51 minutes 07 seconds W 54.00 feet along the Northeast boundary line of said Mary Katherine Holmes Tract to a 1/2" iron rod in the East right-of-way line of aforesaid Bonnie View Road;

THENCE along the East right-of-way line of said Bonnie View Road, as follows:

1. N 04 degrees 26 minutes 19 seconds E 2,227.50 feet to a 1/2" iron rod;
2. N 34 degrees 44 minutes 39 seconds E 52.90 feet to THE PLACE OF BEGINNING, containing 51.327 acres (2,349,071 square feet) of land.

BEING 9.963 acres of land located in the C. C. OVERTON SURVEY, Abstract No. 1102, Dallas County, Texas, and being the same property designated as Tract Two in the deed to Blackland Properties, Ltd., recorded in Volume 54231, Page 1789 of the Deed Records of Dallas County, Texas. Said 9.963 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the North corner of aforesaid Tract 2, Blackland Properties, Ltd., being the intersection of the South right-of-way line of Telephone Road (a 40 foot right-of-way) with the West right-of-way line of Blanco Road (an undescribed width right-of-way);

THENCE generally following a fence along the West right-of-way line of said Blanco Road, as follows:

1. S 39 degrees 26 minutes E 70.77 feet to a 1/2" iron rod;
2. S 16 degrees 36 minutes E 173.06 feet to a 1/2" iron rod;
3. S 18 degrees 08 minutes E 127.43 feet to a 1/2" iron rod;
4. S 29 degrees 57 minutes E 65.58 feet to a 1/2" iron rod;
5. S 26 degrees 47 minutes E 133.63 feet to a 1/2" iron rod;
6. S 20 degrees 36 minutes E 91.34 feet to a 20" Hackberry Tree;
7. S 01 degrees 03 minutes E 369.55 feet to a 1/2" iron rod;
8. S 09 degrees 54 minutes W 68.27 feet to a 1/2" iron rod;
9. S 29 degrees 15 minutes W 251.86 feet to a 1/2" iron rod at the intersection of the East line of a 100-foot wide right-of-way conveyed to Dallas Power and Light Company, by the deed recorded in Volume 69095, Page 793 of the Deed Records of Dallas County, Texas;

THENCE departing said Blanco Road right-of-way line, and running along the East line of said 100-foot right-of-way, as follows:

1. N 29 degrees 32 minutes 17 seconds W 395.68 feet to a concrete D P & L Property Monument;

2. N 36 degrees 19 minutes W 258.96 feet to a 1/2" iron rod at the intersection of the South right-of-way line of the aforesaid Telephone Road (a 40 foot right-of-way);

THENCE N 60 degrees 39 minutes E 512.23 feet along the South right-of-way line of said Telephone Road to THE PLACE OF BEGINNING, containing 9.963 acres (434,001 square feet) of land.

Being a tract of land situated in the W. F. NEWTON SURVEY, ABSTRACT NO. 1084 and the C.C. OVERTON SURVEY, ABSTRACT NO. 1102, Dallas County, Texas, and being a part of Tract 1 and all of Tract 2 in a deed conveyed to E. H. Ray, recorded in Volume 1783, Page 476, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8271 and being more particularly described as follows:

Beginning at a P.K. Nail set for corner in the centerline of said Cleveland Road (50' R.O.W.), said point being the intersection of the centerline of said Cleveland Road with the northwest line of the M.K.M. Railroad (100' R.O.W.), said point also being on a circular curve to the left;

THENCE leaving the centerline of said Cleveland Road and along the northwest line of said railroad and along said circular curve to the left having a central angle of $24^{\circ}40'27''$, a radius of 2,873.89 ft., a tangent length 628.56 ft., a chord length of 2,873.89 ft., a chord bearing of $S\ 57^{\circ}14'33''\ E$ and an arc length of 1,237.89 ft. to a 1/2 inch iron rod set for the point of tangency;

THENCE $S\ 08^{\circ}05'00''\ W$, continuing along the northwest line of said railroad, a distance of 1800.68 ft. to a 3/8 inch iron rod set for corner on the southeast line of said Ray tract, said point also being on the common line of City Blocks 8279 and 8277;

THENCE $S\ 64^{\circ}08'43''\ W$, along the southeast line of said Ray tract and along the common line of said City Blocks 8279 and 8277 and City Block 8278, a distance of 1073.69 ft. to a P.K. Nail set for corner in the Blanco Road (Undefined R.O.W.), said point also being the southeast corner Dallas Power & Light Co. Right of Way (R.O.W. Varies);

THENCE $N\ 30^{\circ}05'57''\ W$, leaving said Blanco Road and along the northeast line of said Dallas Power & Light Right of Way, a distance of 1261.60 ft. to a P.K. Nail set for corner in the

Continued on next page

center of said Blanco Road;

THENCE along the center of Blanco Road the following calls:

THENCE N 38°18'39" E, a distance of 204.18 ft. to a P.K. Nail set for corner;

THENCE N 24°49'56" E, a distance of 32.39 ft. to a P.K. Nail set for corner;

THENCE N 20°22'53" E, a distance of 64.97 ft. to a P.K. Nail set for corner;

THENCE N 04°53'10" E, a distance of 56.24 ft. to a P.K. Nail set for corner;

THENCE N 01°58'05" W, a distance of 342.58 ft. to a P.K. Nail set for corner;

THENCE N 14°42'18" W, a distance of 49.00 ft. to a P.K. Nail set for corner;

THENCE N 28°29'43" W, a distance of 53.55 ft. to a P.K. Nail set for corner;

THENCE N 36°17'00" W, a distance of 135.07 ft. to a P.K. Nail set for corner;

THENCE N 27°02'32" W, a distance of 83.13 ft. to a P.K. Nail set for corner;

THENCE N 17°35'49" E, a distance of 104.10 ft. to a P.K. Nail set for corner;

THENCE N 15°59'19" W, a distance of 140.33 ft. to a P.K. Nail set for corner;

THENCE N 32°17'00" W, a distance of 89.68 ft. to a P.K. Nail set for corner;

THENCE N 21°42'37" W, a distance of 80.72 ft. to a P.K. Nail set for corner;

THENCE N 14°48'14" W, a distance of 338.66 ft. to a P.K. Nail set for corner;

THENCE N 14°25'59" W, a distance of 304.88 ft. to a P.K. Nail set for corner;

THENCE N 10°45'16" W, a distance of 185.45 ft. to a P.K. Nail set for corner in the centerline of said Cleveland Road, said point being the

Continued on next page

northwest corner of said Tract 2 in said Ray deed;

THENCE N 86°54'54" E, along the centerline of said Cleveland Road, a distance of 2668.84 ft. to the POINT OF BEGINNING and containing 129.0867 acres (5,623,017 Sq. Ft.), less 1.5251 acre (66,435 Sq. Ft.) (in Cleveland Road), leaving a net area of 127.5616 acres (5,556,583 Sq. Ft.) of land, more or less.;

BEING a tract of land situated in the H. H. HICKMAN SURVEY, ABSTRACT NO. 565, Dallas County, Texas, said tract of land being a part of a tract of land conveyed by deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8320 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said point being the intersection of the Northwest line of the M.K. & T. Railroad (100 foot R.O.W.) with the Northwest line of Witt Road (called 40 foot R.O.W.);

THENCE South 60 degrees 48 minutes 31 seconds West, along the Northwest line of said Witt Road, a distance of 530.99 feet to a P.K. Nail set for corner, said point being the intersection of the Northwest line of said Witt Road with the East line of Blanco Road (No Specific R.O.W.), said point also being on a Westerly line of said Coffman tract;

THENCE North 00 degrees 48 minutes 22 seconds East, along the East line of said Blanco Road and said Westerly line of said Coffman tract, a distance of 1137.00 feet to a P.K. Nail set for the most Westerly-Northwest corner of said Coffman tract, said point also being on the South line of a tract of land conveyed by deed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said point also being on the North line of said City Block 8320, said point also being on a Northerly line of said Hickman Survey;

THENCE South 89 degrees 33 minutes 38 seconds East, along the common line of said Coffman and Bonnie View Limited Partnership tracts, a distance of 571.63 feet to 1/2 inch iron rod set for corner on the Northwest line of said railroad;

THENCE South 08 degrees 05 minutes 00 seconds West, along the Northwest line of said railroad, a distance of 882.29 feet to the POINT OF BEGINNING and containing 11.7392 acres (511,360 square feet) of land, more or less.

BEING a tract of land situated in the H. H. HICKMAN SURVEY, ABSTRACT NO. 565, Dallas County, Texas, said tract of land being a part of a tract of land conveyed by deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8321 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said point
Continued on next page

being the intersection of the Northwest line of the M.K. & T. Railroad (100 foot R.O.W.) with the Southwest line of Witt Road (called 40 foot R.O.W.);

THENCE South 08 degrees 05 minutes 00 seconds West, along the Northwest line of said railroad, a distance of 1703.07 feet to a 1/2 inch iron rod set for corner on the North line of Wintergreen Road (R.O.W. measures 62.6 feet);

THENCE North 89 degrees 27 minutes 38 seconds West, along the North line of said Wintergreen Road, a distance of 132.54 feet to a P.K. Nail set for the Southwest corner of said Coffman tract, said point also being the intersection of the North line of Wintergreen Road with the East line of Blanco Road (No Specific R.O.W. width);

THENCE North 01 degree 08 minutes 12 seconds East, along the East line of said Blanco Road, a distance of 1436.50 feet to a P.K. Nail set for the intersection of the East line of said Blanco Road with the Southeast line of said Witt Road;

THENCE North 60 degrees 48 minutes 31 seconds East, along the Southeast line of said Witt Road, a distance of 507.95 feet to the POINT OF BEGINNING and containing 11.7354 acres (511,194 square feet) of land, more or less.

BEING a tract of land situated in the H. H. HICKMAN SURVEY, ABSTRACT NO. 565, Dallas County, Texas, and being two tracts of land conveyed by deeds to Dorothy M. Coffman and Eric M. Coffman, recorded in Volume 5257, Page 285, and Volume 2725, Page 287, Deed Records, Dallas County, Texas, said tract of land also being in City Blocks 8322 and 8323, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said point being the intersection of the East line of Bonnie View Road (100 foot R.O.W.) with the North line of Wintergreen Road (R.O.W. Measures 62.6 feet);

THENCE along the East line of said Bonnie View Road the following calls:

THENCE North 04 degrees 31 minutes 28 seconds East, a distance of 22.17 feet to a 1/2 inch iron rod set for the beginning of a circular curve to the right;

THENCE along said circular curve to the right having a central angle of 1 degree 32 minutes 55 seconds, a radius of 5679.65 feet, to a tangent length of 76.75 feet, a chord bearing of

Continued on next page

North 5 degrees 17 minutes 55 seconds East, a chord length of 153.50 feet and an arc length of 153.50 feet to a 1/2 inch iron rod set for the point of tangency;

THENCE North 06 degrees 04 minutes 22 seconds East, a distance of 1005.40 feet to a 1/2 inch iron rod set for corner;

THENCE North 04 degrees 06 minutes 22 seconds East, a distance of 1435.40 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of the Irving Addition, an addition to the City of Dallas, recorded in Volume 95093, Page 384;

THENCE South 89 degrees 33 minutes 38 seconds East, leaving the East line of said Bonnie View Road and along the South line of said Irving Addition and along the South line of a tract of land conveyed by deed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, a distance of 1916.60 feet to a 1/2 inch iron rod set for corner on the West line Blanco Road (No Specific R.O.W. width);

THENCE South 00 degrees 48 minutes 22 seconds West, along the West line of said Blanco Road, a distance of 2611.79 feet to a 1/2 inch iron rod set for corner on the North line of said Wintergreen Road;

THENCE North 89 degrees 27 minutes 38 seconds West, along the North line of said Wintergreen Road, a distance of 2104.96 feet to the POINT OF BEGINNING and containing 119.8895 acres (5,222,386 square feet) of land, more or less.

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas, and being part of a tract of land being known as "Tract No. 4" in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86146, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8314, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the Southeast corner of said "Tract No. 4", said point also being on the Northwest line of the M.K. & T. Railroad (100' R.O.W.), said point also being on the North line of a tract of land conveyed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said point also being on the South line of said Newton Survey;

THENCE N 89°33'38" W, along the South line of said "Tract No. 4" and along the South line of said Newton Survey and along the common line of said City Block 8314 with City Blocks 8320 and 8322 and along the North line of said Coffman tract, and along the North line of a tract of land conveyed by Warranty Deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 5257, Page 285, Deed Records, Dallas County, Texas, a distance of 1463.24 ft. to a 1/2 inch iron rod set for the Southeast corner of Lot 1, Block A/8314 of the Irving Addition, recorded in Volume 95093, Page 384, Map Records, Dallas County, Texas;

THENCE N 00°26'22" E, along the East line of said Lot 1, a distance of 207.56 ft. to a 1/2 inch iron rod set for the Northeast corner of said Lot 1;

THENCE N 89°33'38" W, along the North line of said Lot 1, a distance of 1042.54 ft. to a 1/2 inch iron rod found for corner on the Northeast line of Bonnie View Road (100' R.O.W.);

THENCE N 04°09'00" E, along the Northeast line of said Bonnie View Road, a distance of 1491.21 ft. to a 1/2 inch iron rod set for the Northwest corner of said "Tract No. 4", said point also being the Southwest corner of City Block 8313;

THENCE N 76°30'08" E, leaving the Northeast line of said Bonnie View Road and along the North line of said "Tract No. 4" and along the common line of said City Blocks 8313 and 8314, a distance of 1706.80 ft. to a 1/2 inch iron rod found for corner on the Southwest line of Blanco Road (an undescrbed R.O.W.);

THENCE S 84°51'22" E, along the Southwest line of said Blanco Road, a distance of 50.49 ft. to a 5/8 inch iron rod found for corner on the Southwest line of Dallas Power & Light Co. Right-of-Way (100' R.O.W.);

THENCE S 29°51'40" E, along the Southwest line of Dallas Power & Light right-of-way, a distance of 1440.33 ft. to a 1/2 inch iron rod set for corner;

THENCE S 26°53'04" E, continuing along the Southwest line of said Dallas Power & Light right-of-way, a distance of 157.37 ft. to galvanized bolt found for corner on the Northwest line of said railroad;

THENCE S 08°05'00" W, along the Northwest line of said railroad, a distance of 725.68 ft. to the Point of Beginning and containing a gross area of 97.0887 acres (4,229,183 Sq. Ft.), less 1.2756 acres (55,563 Sq. Ft.) in Blanco Road, leaving a net area of 95.8131 acres (4,173,619 Sq. Ft.) of land, more or less.

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas and in City Block 8316, and being a tract of land called Tract No. 5 in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner on the West line of Bonnie View Road (100' R.O.W.), said point being the common East corner of City Blocks 8316 and 8323, said point also being on the North line of a tract of land conveyed to Mrs. Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 2725, Page 304, Deed Records, Dallas County, Texas and said point being N 89°33'38" W, 3,111.19 ft. from the Southeast corner of Newton Survey;

THENCE N 89°25'45" W (Deed - N 89°17' W), leaving the West line of said Bonnie View Road and along the common line of City Block 8316 with City Blocks 8323 and Block A/8324, a distance of 1162.82 ft. (Deed 1,162.57 ft.) to a 1/2 inch iron rod found for corner;

THENCE N 29°32'26" W (Deed - N 29°33'48" W), along the West line of said Bonnie View Limited Partnership tract and along the common line of said City Block 8316 with City Block A/8324, a distance of 1365.57 ft. (Deed - 1,365.89 ft.) to a 1/2 inch iron rod found for corner, said point also being the Southwest corner of a tract of land conveyed to Jonathan H. Allen, recorded in Volume 95124, Pg. 767, said point also being the Southwest corner of City Block 8317;

THENCE N 76°23'21" E, along the North line of said Bonnie View Limited Partnership tract and along the South line of said City Block 8317, a distance of 2014.67 ft. (Deed - 2,014.16 ft.) to a 1/2 inch iron rod found for corner on the West line of said Bonnie View Road;

THENCE S 04°10'41" W (Deed - S 04°09' W), along the West line of said Bonnie View Road, a distance of 1674.81 ft. (Deed - 1,674.20 ft.) to the Point of Beginning and containing 52.6722 acres (2,294,400 Sq. Ft.) of land, more or less.

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COUNCIL CHAMBER 012058
June 27, 2001

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for an IM Industrial Manufacturing District and an LI Light Industrial District which were approved by the City Council on October 25, 2000, on Zoning Case No. Z990-254/11260-SE(RB) on property on Bonnie View Road at Cleveland Road; and

WHEREAS, said deed restrictions have been approved as to form; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

1474899

Section 1. That the deed restrictions set forth in the attached ^{Deed} instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned an IM Industrial Manufacturing District and an LI Light Industrial District as described in Ordinance 24650

07/31/01 2772786 593.00

Section 2. That said deed restrictions shall be filed in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
MADELEINE B. JOHNSON, City Attorney

By _____
Assistant City Attorney

APPROVED BY
CITY COUNCIL

JUN 27 2001

Shirley Gray
City Secretary

APPROVED _____ APPROVED _____ APPROVED _____
HEAD OF DEPARTMENT DIRECTOR OF FINANCE CITY MANAGER
2001148 01169

012058

DEED RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

TRACT I

BONNIE VIEW INDUSTRIAL, LTD., ("the Owner"), is the owner of the following described property ("the Property"), being two tracts of land conveyed to the Owner by North Dallas Tower, Ltd., a Texas Limited Partnership, by deed dated October 26, 2000, and recorded in Volume 2000211, Page 05888, in the Deed Records of Dallas County, Texas, tract one being 53.927 acres out of the W. H. Newton Survey, Abstract No. 1074 and the C.C. Overton Survey, Abstract No. 1102, City Block 8313, City of Dallas ("City") Dallas County, Texas, and tract two being 9.983 acres out of the C. C. Overton Survey, Abstract No. 1102, City Block 8313, City of Dallas ("City"), Dallas County, Texas, and being more particularly described as follows:

[SEE EXHIBIT "A"]

BONNIE VIEW INDUSTRIAL, LTD., ("the Owner"), is the owner of the following described property ("the Property") being two tracts of land conveyed to the Owner by Bank of America, Trustee under the wills of E. H. Ray and Belle S. Ray, both deceased, by deed dated October 24, 2000, and recorded in Volume 2000212, Page 00162 in the Deed Records of Dallas County, Texas, being that same tract of land out of the W. F. Newton Survey, Abstract No. 1084 and the C. C. Overton Survey, Abstract No. 1102, City Block 8271, City of Dallas ("City"), Dallas County, Texas, and being more particularly described as follows:

[SEE EXHIBIT "B"]

BONNIE VIEW INDUSTRIAL, LTD. ("the Owner"), is the owner of the following described property ("the Property"), being three tracts of land conveyed to the Owner by Coffman Investments, L. P., a Texas Limited Partnership and Diane Coffman Gervin, a single woman, by separate estate, by deed dated November 10, 2000, and recorded in Volume 2000223, Page 01123, in the Deed Records of Dallas County, Texas, being that same three tracts of land out of the H. H. Hickman Survey, Abstract No. 565, City Block 8320, 8321, 8322, 8323, City of Dallas ("City"), Dallas County, Texas, and being more particularly described as follows:

[SEE EXHIBIT "C"]

BONNIE VIEW INDUSTRIAL, LTD. ("the Owner"), is the owner of the following described property ("the Property"), being three tracts of land conveyed to the Owner by Bonnie View Limited Partnership, a Texas Limited Partnership, by deed dated October 23, 2000, and recorded in Volume 2000215, Page 02436, in the Deed Records of Dallas County, Texas, being that same three tracts of land out of the W. H. Newton Survey, Abstract No. 1074, City Block 8314, 8315, City of Dallas, ("City"), Dallas County, Texas and the C. C. Overton Survey, Abstract No. 1102, City Block 8315, City of Dallas ("City"), Dallas County, Texas being more particularly described as follows:

[SEE EXHIBIT "D"]

DEED RESTRICTIONS

PAGE 1

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012058

TRACT II

BONNIE VIEW INDUSTRIAL, LTD., ("the Owner") is the owner of the following described property ("the Property"), being a tract of land conveyed to the Owner by Bonnie View Limited Partnership, a Texas Limited Partnership, by deed dated October 23, 2000, and recorded in Volume 2000216, Page 02435, in the Deed Records of Dallas, County, Texas, being that same tract of land out of the W. H. Newton Survey, Abstract No. 1074, City Block 8318, City of Dallas ("City"), Dallas County, Texas, and being more particularly described as follows:

[SEE EXHIBIT "E"]

The Owner does hereby impress all of the Property (all of the tracts described in Exhibits A, B, C, D and E) with the following deed restrictions ("restrictions"), to wit:

The following uses are prohibited on the Property:

- Commercial Amusement (inside)
- Carnival or circus (temporary)
- Hazardous waste management facility
- Industrial (outside)
- Livestock auction, pens, or sheds
- Medical / Infectious waste incinerator
- Metal salvage facility
- Mining
- Municipal waste incinerator
- Organic compost recycling facility
- Outside salvage or reclamation
- Outside storage (without visual screening)
- Pathological waste incinerator
- Recycling buy-back center
- Recycling collection center
- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Sand, gravel, or earth sales and storage
- Sewage treatment plant

Residential Setback:

Buildings may not be erected or maintained within 200 feet of any residential use

Outside Storage Use with Visual Screening:

For an outside storage with visual screening use, the minimum screening height is nine feet and the maximum storage height is eight feet within forty feet of the screening wall. Screening must include either landscaping or a solid fence. The visual screening must be constructed prior to the issuance of Certificate of Occupancy.

DEED RESTRICTIONS

PAGE 2

2001148 01171

012058

Cedar Valley College Setback

Within Tract II (shown on the attached map) buildings may not be erected or maintained within 100 feet of the south property line or along the southernmost 670 feet of the west property line.

Drainage

A project drainage plan including water detention meeting the specifications of the Drainage Design Manual of the Department of Public Works and Transportation must be completed prior to development of any lot. Lot drainage must conform to the project drainage plan.

Traffic Impact Analysis

Prior to issuance of building permits that will exceed two million square feet and again at four million square feet of buildings on the Property a traffic impact analysis must be conducted by a licensed traffic engineer with copies provided to the Director of Public Works and Building Official.

III.

These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

DEED RESTRICTIONS

2001148 01172

PAGE 3

012058-

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City and all lienholders consenting hereto from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

DPRD RESTRICTIONS

PAGE 4

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012058

EXECUTED this the 26 day of June, 2001.

OWNER:

BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED PARTNERSHIP
BY ITS TWO GENERAL PARTNERS:


PRIME RAIL INTEREST, INC., A TEXAS CORPORATION
BY ITS PRESIDENT:



MICHAEL E. RADER

AND

SOUTH BETHANY DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY
COMPANY
BY ITS PRESIDENT:

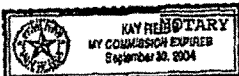


CLYDE L. HARGROVE

STATE OF TEXAS
COUNTY OF DALLAS

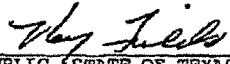
This instrument was acknowledged before me on the 26th day of
JUNE, 2001, by MICHAEL E. RADER, AS PRESIDENT OF PRIME RAIL
INTEREST, INC., A TEXAS CORPORATION, AS ONE OF TWO GENERAL PARTNERS
OF BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED PARTNERSHIP, ON
BEHALF OF SAME AND IN THE CAPACITY STATED.

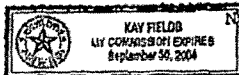




STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 26th day of
JUNE, 2001, by CLYDE L. HARGROVE, AS PRESIDENT OF SOUTH BETHANY
DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS ONE OF TWO
GENERAL PARTNERS OF BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED
PARTNERSHIP, ON BEHALF OF SAME AND IN THE CAPACITY STATED.





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PAGE 5

012058

(Tract I - Exhibit "A")
CONSENT AND CONCURRENCE OF LIEN
HOLDER OR MORTGAGEE

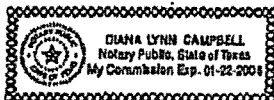
North Dallas Tower, LTD.
Property Lien Holder or Mortgagee

By: William M. Nabors
Printed Name William M. Nabors
Title: President of Northwest Properties, L.P.
General Partner

THE STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on this 25th day of June, 2001
by William M. Nabors whose Title is President of North Dallas Tower, LTD.

Diana Lynn Campbell
Notary Public, State of Texas



DEED RESTRICTIONS

PAGE 6

2001148 01175

012058

(Tract I-Exhibit "C")
**CONSENT AND CONCURRENCE OF LIEN
 HOLDER OR MORTGAGEE**
 DALA COFFMAN PROPERTY MANAGEMENT CORPORATION,
 General Partner of
 Coffman Investments, L. P.

Property Lien Holder or Mortgagee

By: [Signature]
 Printed Name LAWRENCE E. COFFMAN
 Title: Vice-President

Diane Coffman Garvin
 (An individual woman, as separate estate)
 Property Lien Holder or Mortgagee

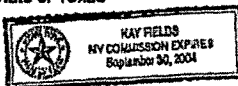
By: [Signature]
 Printed Name Diane Coffman Garvin
 Title: _____

THE STATE OF TEXAS
 COUNTY OF Dallas

This instrument was acknowledged before me on this 25th day of June, 2001
 by ~~xx~~
 by Diane Coffman Garvin, as attorney-in-fact for Lawrence E. Coffman, Vice-
 President of DALA COFFMAN PROPERTY MANAGEMENT CORPORATION, A TEXAS CORPORATION,
 AS GENERAL PARTNER OF COFFMAN INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP,
 ON BEHALF OF SAME AND IN THE CAPACITY STATED

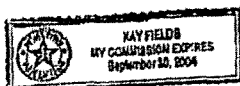
[Signature]
 Notary Public, State of Texas

THE STATE OF TEXAS
 COUNTY OF DALLAS



This instrument was acknowledged before me on this 25th day of JUNE, 2001
 by Diane Coffman Garvin, an individual woman, as separate estate.

[Signature]
 Notary Public, State of Texas



DEED RESTRICTIONS

PAGE 7

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86/22122222222222222222

CLYDE HARGREVE

07-20-01

012058

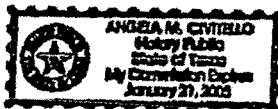
(Tract I - Exhibit 'D')
CONSENT AND CONCURRENCE OF LIEN
HOLDER OR MORTGAGEE

Bonnie View Limited Partnership
Property Lien Holder or Mortgagee BY: II CB, LP, a
Texas limited partnership, General Partner
By: *Billie J. Ellis*
Printed Name: BILLIE J. ELLIS
Title: President of II CB, LP

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this 26th day of June, 2001
by Billie J. Ellis, whose Title is President of Bonnie View Limited II C.B., L.P.
Partnership, a Texas Limited Partnership.

g. mallo
Notary Public, State of Texas



DEED RESTRICTIONS

PAGE 8

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CLYDE HARGROVE

PAGE 03

012058

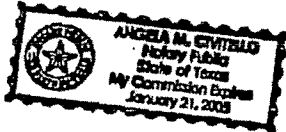
(Tract II - Exhibit 'E')
CONSENT AND CONCURRENCE OF LIEN
HOLDER OR MORTGAGEE

Bonnie View Limited Partnership
Property Lien Holder or Mortgagee of: II CB, LP a
Texas Limited Partnership, General Partner
By: [Signature]
Printed Name: WILLIE J. ELLIS
Title: President of II CB, LP

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this 26 th day of June, 2001
by Willie J. Ellis, whose Title is President of Bonnie View Limited Partnership, a Texas Limited Partnership

[Signature]
Notary Public, State of Texas



DEED RESTRICTIONS

PAGE 9

2001148 01178

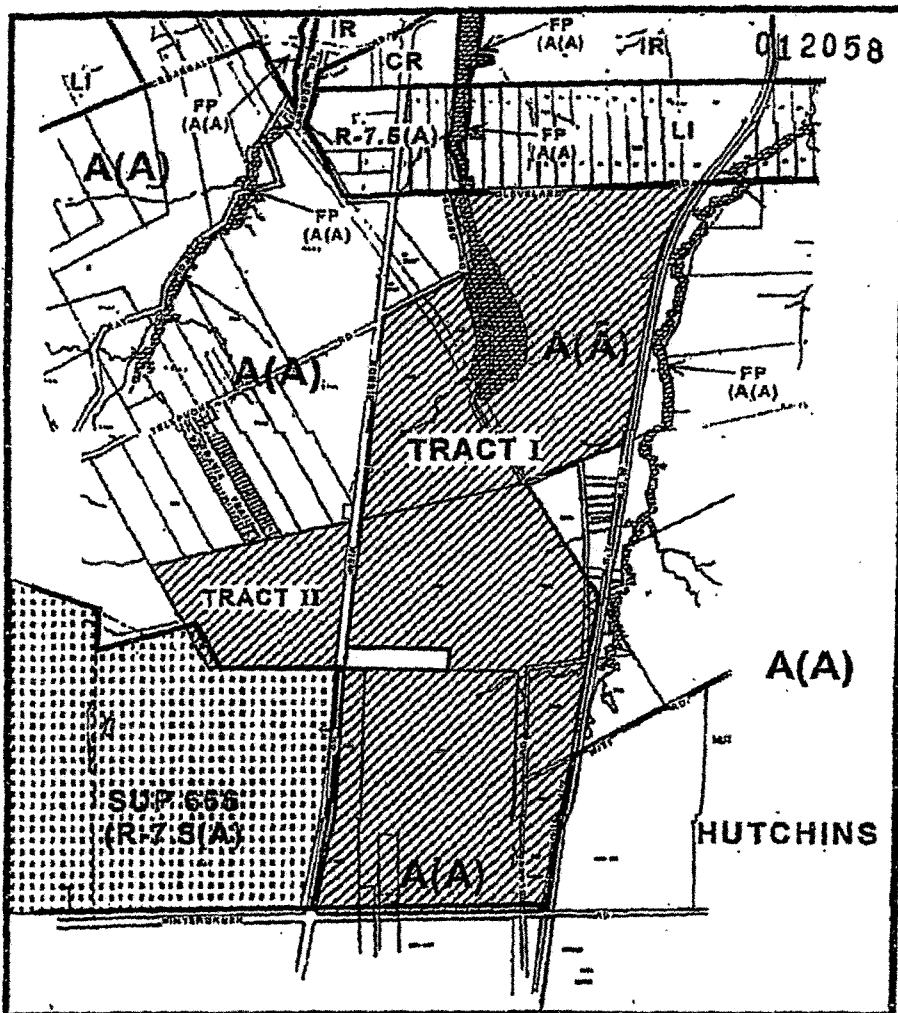
012058

MADELEINE B. JOHNSON, City Attorney


By: *John R. Ambrose*
City Attorney

DEED RESTRICTIONS 2001 148 01179

PAGE 10



012058


 NORTH
 NOT TO SCALE

TRACT MAP

MAP NO. Q-8, Q-9
R-8, R-9
 CASE NO. Z990-254/11260-5E(RB)

2001148 01180

08-07-00 Page 11

AF \$19.00

EXHIBIT A
PAGE 1 of 7

012058
(Form 402)

SPECIAL WARRANTY DEED
(with Vendor's Lien)

1182932

STATE OF TEXAS §
COUNTY OF DALLAS §

10/30/00 2375510 §19.00

KNOW ALL PERSONS BY THESE PRESENTS:

THAT NORTH DALLAS TOWER, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid by BONNIE VIEW INDUSTRIAL, LTD., a Texas limited partnership ("Grantee"), and the further consideration of the execution and delivery by Grantee of that certain promissory note (the "Note") of even date herewith, in the original principal sum of \$111,807.50, payable to the order of Grantor and other parties at its offices in Dallas, Texas, and bearing interest at the rate therein specified and providing for acceleration of maturity in the event of default and for attorneys' fees, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, whose address for the purposes hereof is P.O. Box 907, Lancaster, Texas 75146, that certain tract or parcel of land located in Dallas County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes, together with all and singular the improvements, buildings, structures and fixtures located thereon or attached thereto (Grantor's undivided interest in and to all of such land, improvements and property are collectively referred to herein as the "Property"); provided, however, that this conveyance is made and accepted subject to all those certain easements, covenants, restrictions and other matters more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference for all purposes, to the extent the same are valid and subsisting and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise; subject, however, to the Permitted Exceptions.

For the same consideration, Grantor hereby conveys unto Grantee, all interest, if any, of Grantor in strips and gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; provided, however, this conveyance pursuant to this paragraph is made subject to all existing reservations from and exceptions to title and is made without express or implied warranty, and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are hereby expressly excluded.

2001148 01181

200211 05686

EXHIBIT "A"
PAGE 2 OF 7
012058

It is expressly agreed and stipulated that a Vendor's Lien and Superior Title are retained by and in favor of Grantor until the Note and all accrued interest thereon are fully paid according to the face, tenor, effect and reading thereof, at which time this Special Warranty Deed shall become absolute.

Grantor assumes and agrees to pay taxes for 2000 and subsequent years.

EXECUTED effective as of the 26th day of October, 2000.

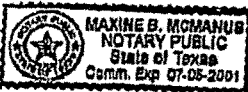
NORTH DALLAS TOWER, LTD.,
a Texas limited partnership

By: Windmere Properties, Inc.,
a Delaware corporation
General Partner

By: William M. Nabors
William M. Nabors,
President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on October 26, 2000, by William M. Nabors, President of Windmere Properties, Inc., a Delaware corporation, General Partner of North Dallas Tower, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Maxine B. McManus
Notary Public, State of Texas

My Commission Expires:

C:\t\y\shared\cstore\07110091017.swd.wpd

200211 05687

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EXHIBIT "A"

EXHIBIT "A"
PAGE 3 OF 7

012058

TRACT ONE

BEING 53.927 acres of land located in the W. H. NEWTON SURVEY, Abstract No. 1074, Dallas County, Texas, and the G. C. OVERTON SURVEY, Abstract No. 1102, Dallas County, Texas, and being the same property designated as Tract One in the deed to Blackland Properties, Ltd., recorded in Volume 64231, Page 1789 of the Deed Records of Dallas County, Texas. Said 53.927 acres being more particularly described by notes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the South right-of-way line of Telephone Road (a 40 foot right-of-way) with the East right-of-way line of Bonnie View Road, as conveyed to the City of Dallas, by the deed recorded in Volume 3367, Page 539 of the Deed Records of Dallas County, Texas. Said Beginning Point being the most Northerly corner of a cornerclip of said Bonnie View Road right-of-way, and being the most Northerly Northwest corner of the aforesaid Tract One, conveyed to Blackland Properties, Ltd.;

THENCE N 60 degrees 30 minutes E 318.20 feet along the South right-of-way line of said Telephone Road to a 1/2" iron rod at the intersection of the West line of a 100-foot wide right-of-way conveyed to Dallas Power and Light Company, by the deed recorded in Volume 69095, Page 193 of the Deed Records of Dallas County, Texas;

THENCE along the West line of said 100-foot wide Dallas Power and Light Company right-of-way, as follows:

1. S 36 degrees 49 minutes 15 seconds E 265.03 feet to a concrete D P & L Property Monument;
2. S 29 degrees 33 minutes 06 seconds E 950.57 feet to a 1/2" iron rod in the West right-of-way line of Blanco Road (an undescribed width right-of-way);

THENCE generally following a fence, with the West right-of-way line of said Blanco Road, as follows:

1. S 23 degrees 39 minutes W 15.43 feet to a 1/2" iron rod;
2. S 20 degrees 58 minutes E 126.14 feet to a 1/2" iron rod;
3. S 26 degrees 22 minutes E 133.67 feet to a 1/2" iron rod;
4. S 29 degrees 22 minutes 20 seconds E 921.51 feet to a 3/4" iron rod at the Southeast corner of the aforesaid Tract One, Blackland Properties, Ltd., and being the Northeast corner of the tract of land conveyed to Nancy Elizabeth Brunner by the deed recorded in Volume 2901, Page 469 of the Deed Records of Dallas County, Texas;

THENCE S 76 degrees 46 minutes W 1,671.26 feet departing said right-of-way line and generally following a fence along the common line between said Blackland Properties, Ltd. Tract and said Nancy Elizabeth Brunner Tract to a 1/2" iron rod in the Northeast boundary line of a tract of land conveyed to

2001148 01183

200211.05688

EXHIBIT "A"
PAGE 4 OF 7
012058

Mary Katherine Holmes, by the deed recorded in Volume #1046, Page 163 of the Deed Records of Dallas County, Texas;

THENCE N 29 degrees 51 minutes 07 seconds W 64.00 feet along the Northeast boundary line of said Mary Katherine Holmes Tract to a 1/2" iron rod in the East right-of-way line of aforesaid Bonnie View Road;

THENCE along the East right-of-way line of said Bonnie View Road, as follows:

1. N 04 degrees 28 minutes 19 seconds E 2,227.50 feet to a 1/2" iron rod;
2. N 34 degrees 44 minutes 39 seconds E 52.90 feet to THE PLACE OF BEGINNING, containing 53.927 acres (2,349,071 square feet) of land.

TRACT TWO

BEING 9.963 acres of land located in the C. C. OVERTON SURVEY, Abstract No. 1102, Dallas County, Texas, and being the same property designated as Tract Two in the deed to Blackland Properties, Ltd., recorded in Volume #4231, Page 1789 of the Deed Records of Dallas County, Texas. Said 9.963 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the North corner of aforesaid Tract 2, Blackland Properties, Ltd., being the intersection of the South right-of-way line of Telephone Road (a 40 Foot right-of-way) with the West right-of-way line of Blanco Road (an undescribed width right-of-way);

THENCE generally following a fence along the West right-of-way line of said Blanco Road, as follows:

1. S 39 degrees 26 minutes E 70.77 feet to a 1/2" iron rod;
2. S 16 degrees 36 minutes E 173.06 feet to a 1/2" iron rod;
3. S 18 degrees 08 minutes E 127.43 feet to a 1/2" iron rod;
4. S 29 degrees 57 minutes E 65.58 feet to a 1/2" iron rod;
5. S 35 degrees 47 minutes E 133.63 feet to a 1/2" iron rod;
6. S 20 degrees 36 minutes E 91.34 feet to a 20" Hackberry Tree;
7. S 01 degrees 03 minutes E 360.55 feet to a 1/2" iron rod;
8. S 09 degrees 54 minutes W 68.27 feet to a 1/2" iron rod;
9. S 29 degrees 15 minutes W 251.86 feet to a 1/2" iron rod at the intersection of the East line of a 100-foot wide right-of-way conveyed to Dallas Power and Light Company, by the deed recorded in Volume #8095, Page 793 of the Deed Records of Dallas County, Texas;

2001148 01184

200211 05689

EXHIBIT "A"
PAGE 5 OF 7
012058

THENCE departing said Blanco Road right-of-way line, and running along the East line of said 100-foot right-of-way, as follows:

1. N 29 degrees 32 minutes 17 seconds W 895.68 feet to a concrete D P & L Property Monument;
2. N 36 degrees 50 minutes W 258.56 feet to a 1/2" iron rod at the intersection of the South right-of-way line of the aforesaid Telephone Road (a 40 foot right-of-way);

THENCE N 60 degrees 30 minutes E 512.23 feet along the South right-of-way line of said Telephone Road to THE PLACE OF BEGINNING, containing 9.963 acres (434,001 square feet) of land.

2001148 01185

200211, 05690

EXHIBIT "A"
PAGE 6 OF 7

012058

EXHIBIT "B"

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements.
2. Standby fees, taxes and assessments by any taxing authority for the year 2000, and subsequent years.
3. Easement granted to Lone Star Gas Company by instrument dated July 3, 1924, executed by J.T. Couch and recorded in Volume 1344, Page 13, Deed Records of Dallas County, Texas, as shown on survey dated June 13, 2000 prepared by James L. Brittain, R.P.L.S. No. 1674. (affects tract one only)
4. Easement granted to Texas Power & Light Company by instrument dated July 28, 1944, executed by John Randolph Smith and recorded in Volume 2542, Page 13, Deed Records of Dallas County, Texas, as shown on survey dated June 13, 2000 prepared by James L. Brittain, R.P.L.S. No. 1674. (affects tract one only)
5. Rights of parties in possession.

C:\d\ys\shred\stave\0718001017 swd wpd

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2002 10 05691

25950 11698

EXHIBIT "A"
PAGE 7 OF 7

012058

FILED
2000 OCT 30 PM 1:07
EAWL B. LOCK
COUNTY CLERK
DALLAS COUNTY

Any provision herein which violates the rules, custom, or use of the
jurisdiction of this property because of cost or ease to be avoided and
unenforceable under the law.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on the date and time
indicated herein by me and my name is printed in the above and
page of the party's records of Dallas County, Texas as it appears
before me.

OCT 30 2000



E. Earl Bassford
COUNTY CLERK, Dallas County, Texas

2001148 01187

19.00/00301307/128 LANC

EXHIBIT "B"
PAGE 1 OF 7

SPECIAL WARRANTY DEED

012058
1183106

DATE: October 20, 2000 10/31/00 2375715 \$19.00

GRANTOR: BANK OF AMERICA, TRUSTEE UNDER THE WILLS OF E.H. RAY AND BELLE S. RAY, BOTH DECEASED

GRANTEE: BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 907
LANCASTER, TEXAS, 75146

CONSIDERATION: TEN DOLLARS (\$10.00) and other considerations

PROPERTY (including any improvements):
SEE EXHIBIT A, ATTACHED HERETO

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is subject to all presently recorded and effective restrictions, reservations, rights-of-way, easements, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, BY, THROUGH AND UNDER GRANTOR, BUT NOT OTHERWISE. Grantor acts only in Grantor's fiduciary capacity as Trustee. Grantor's warranty is limited to that capacity.

Taxes for 2000 are assumed by Grantee, the same being prorated.

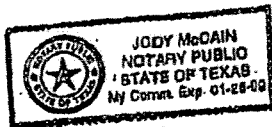
When the context requires, singular nouns and pronouns include the plural.

BANK OF AMERICA, TRUSTEE UNDER THE WILLS OF E.H. RAY AND BELLE S. RAY, BOTH DECEASED
BY:

William F. Ellis
WILLIAM F. ELLIS, VICE-PRESIDENT

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 20th day of October, 2000, by WILLIAM F. ELLIS, VICE-PRESIDENT OF BANK OF AMERICA, ACTING AS TRUSTEE UNDER THE WILLS OF E.H. RAY AND BELLE S. RAY, BOTH DECEASED, ON BEHALF OF SAME AND IN THE CAPACITY STATED.



Jody McCain
NOTARY PUBLIC, STATE OF TEXAS

2001148 01188

200212 00182

EXHIBIT B
PAGE 2 OF 7GF# 00301307
TRACT 1

012058

SAVE & SCROT

Being a tract of land situated in the C. C. OVERTON SURVEY, ABSTRACT NO. 1102, Dallas County, Texas, and being a part of Tract 1 in a deed conveyed to E. H. Ray, recorded in Volume 1783, Page 476, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8271 and being more particularly described as follows:

Beginning at a P.K. Nail set for corner in the centerline of Cleveland Road (50' R.O.W.), said point being the intersection of the centerline of said Cleveland Road with the East line of the M.K.&T. Railroad;

THENCE N 86°54'54" E, along the centerline of said Cleveland Road, a distance of 324.41 feet to a P.K. Nail set for the northeast corner of Tract 1 of said Ray deed, said point being the intersection of the centerline of Cleveland Road with the centerline of White's Branch;

THENCE along the centerline of said White's Branch the following calls:

THENCE N 72°30'47" E, a distance of 156.21 ft. to a railroad spike set for corner;

THENCE S 57°00'44" W, a distance of 198.52 ft. to a railroad spike set for corner;

THENCE N 79°54'41" W, a distance of 102.41 ft. to a railroad spike set for corner;

THENCE S 23°08'14" W, a distance of 107.34 ft. to a railroad spike set for corner;

THENCE S 63°29'29" W, a distance of 137.62 ft. to a railroad spike set for corner;

THENCE S 38°30'06" E, a distance of 111.02 ft. to a railroad spike set for corner;

THENCE S 24°15'14" W, a distance of 123.04 ft. to a railroad spike set for corner;

THENCE S 5°47'59" W, a distance of 109.89 ft. to a railroad spike set for corner;

THENCE S 16°05'04" W, a distance of 77.15 ft. to a railroad spike set for corner;

THENCE S 53°41'29" W, a distance of 173.37 ft. to a railroad spike set for corner;

THENCE S 10°02'14" W, a distance of 170.41 ft. to a railroad spike set for corner;

Continued on next page

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200212 00183

EXHIBIT "B"
PAGE 3 OF 7

012058

~~spike set for corner;~~~~THENCE S 35°51'46" EW, a distance of 147.25 ft. to a railroad spike set for corner;~~~~THENCE S 05°09'59" W, a distance of 255.87 ft. to a railroad spike set for corner;~~~~THENCE S 30°13'59" W, a distance of 183.62 ft. to a railroad spike set for corner;~~~~THENCE S 06°03'21" E, a distance of 124.78 ft. to a railroad spike set for corner;~~~~THENCE S 48°54'24" W, a distance of 205.95 ft. to a railroad spike set for corner;~~~~THENCE S 15°09'31" E, a distance of 237.37 ft. to a railroad spike set for corner;~~~~THENCE S 13°14'06" W, a distance of 233.67 ft. to a railroad spike set for corner;~~~~THENCE S 05°16'39" W, a distance of 164.20 ft. to a railroad spike set for corner;~~~~THENCE S 09°28'06" W, a distance of 95.68 ft. to a railroad spike set for corner;~~~~THENCE S 19°22'56" W, a distance of 122.86 ft. to a railroad spike set for corner;~~~~THENCE S 51°22'49" W, a distance of 81.88 ft. to a railroad spike set for corner;~~~~THENCE S 68°22'49" W, a distance of 119.88 ft. to a railroad spike set for corner;~~~~THENCE S 42°07'09" W, a distance of 13.21 ft. to a railroad spike set for corner;~~~~THENCE S 64°08'47" W, leaving said White's Branch, a distance of 166.63 ft. to a 1/2 inch iron rod set for corner on the southeast line of said M.K.&T. railroad;~~~~THENCE N 08°05'00" E, along the southeast line of said railroad, a distance of 1733.38 ft. to a 1/2 inch iron rod set for corner, said point being the beginning of a circular curve to the right;~~~~THENCE continuing along the southeast line of said railroad and
Continued on next page~~

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EXHIBIT "B"
012058 PAGE 4 of 7

along said circular curve to the right having a central angle of $26^{\circ}10'34''$, a radius of 2,773.89 ft., a tangent length of 645.01 ft., a chord length of 1,256.51 ft., a chord bearing of $N 21^{\circ}10'25'' E$ and an arc length of 1,267.51 ft. to the POINT OF BEGINNING and containing 12.4931 acres (544,198 Sq. Ft.), less 0.1926 acres (8,357 Sq. Ft.) (in Cleveland Road Right of Way), leaving a net area of 12.3005 acres (535,810 Sq. Ft.) of land, more or less.

TRACT 2

Being a tract of land situated in the W. F. NEWTON SURVEY, ABSTRACT NO. 1084 and the C.C. OVERTON SURVEY, ABSTRACT NO. 1102, Dallas County, Texas, and being a part of Tract 1 and all of Tract 2 in a deed conveyed to E. H. Ray, recorded in Volume 1783, Page 476, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8271 and being more particularly described as follows:

Beginning at a P.K. Nail set for corner in the centerline of said Cleveland Road (50' R.O.W.), said point being the intersection of the centerline of said Cleveland Road with the northwest line of the M.K.&T. Railroad (100' R.O.W.), said point also being on a circular curve to the left;

THENCE leaving the centerline of said Cleveland Road and along the northwest line of said railroad and along said circular curve to the left having a central angle of $24^{\circ}40'27''$, a radius of 2,873.89 ft., a tangent length 628.56 ft., a chord length of 2,873.89 ft., a chord bearing of $S 57^{\circ}14'33'' E$ and an arc length of 1,237.89 ft. to a 1/2 inch iron rod set for the point of tangency;

THENCE $S 08^{\circ}05'00'' W$, continuing along the northwest line of said railroad, a distance of 1800.68 ft. to a 3/8 inch iron rod set for corner on the southeast line of said Ray tract, said point also being on the common line of City Blocks 8279 and 8277;

THENCE $S 64^{\circ}08'43'' W$, along the southeast line of said Ray tract and along the common line of said City Blocks 8279 and 8277 and City Block 8278, a distance of 1073.69 ft. to a P.K. Nail set for corner in the Blanco Road (Undefined R.O.W.), said point also being the southeast corner Dallas Power & Light Co. Right of Way (R.O.W. Varies);

THENCE $N 30^{\circ}05'57'' W$, leaving said Blanco Road and along the northeast line of said Dallas Power & Light Right of Way, a distance of 1261.60 ft. to a P.K. Nail set for corner in the

Continued on next page

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EXHIBIT "B"
PAGE 5 OF 7
012058

center of said Blanco Road;

THENCE along the center of Blanco Road the following calls:

THENCE N 30°18'39" E, a distance of 104.18 ft. to a P.K. Nail set for corner;

THENCE N 24°49'56" E, a distance of 32.39 ft. to a P.K. Nail set for corner;

THENCE N 20°22'53" E, a distance of 64.97 ft. to a P.K. Nail set for corner;

THENCE N 04°53'10" E, a distance of 56.24 ft. to a P.K. Nail set for corner;

THENCE N 01°58'05" W, a distance of 342.58 ft. to a P.K. Nail set for corner;

THENCE N 14°42'10" W, a distance of 49.00 ft. to a P.K. Nail set for corner;

THENCE N 28°29'43" W, a distance of 53.55 ft. to a P.K. Nail set for corner;

THENCE N 36°17'00" W, a distance of 135.07 ft. to a P.K. Nail set for corner;

THENCE N 27°02'32" W, a distance of 83.13 ft. to a P.K. Nail set for corner;

THENCE N 17°35'49" E, a distance of 104.10 ft. to a P.K. Nail set for corner;

THENCE N 15°58'19" W, a distance of 140.33 ft. to a P.K. Nail set for corner;

THENCE N 32°17'00" W, a distance of 89.68 ft. to a P.K. Nail set for corner;

THENCE N 21°42'37" W, a distance of 80.72 ft. to a P.K. Nail set for corner;

THENCE N 14°48'14" W, a distance of 338.66 ft. to a P.K. Nail set for corner;

THENCE N 14°25'59" W, a distance of 304.98 ft. to a P.K. Nail set for corner;

THENCE N 10°45'16" W, to a P.K. Nail set for corner in the centerline of said Cleveland Road, said point being the
Continued on next page

Adjusted at 185.45 ft.

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EXHIBIT "B"
PAGE 6 OF 7

012058

northwest corner of said Tract 2 in said Ray deed;

THENCE N 86°54'54" E, along the centerline of said Cleveland Road, a distance of 2668.04 ft. to the POINT OF BEGINNING and containing 129.0867 acres (5,623,017 Sq. Ft.), less 1.5251 acre (66,435 Sq. Ft.) (in Cleveland Road), leaving a net area of 127.5616 acres (5,556,583 Sq. Ft.) of land, more or less.

[Faint, illegible text, likely a surveyor's note or signature]

[Faint, illegible text, likely a signature or stamp]

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EXHIBIT "B"
PAGE 7 of 7

FILED 12058

2000 OCT 30 PM 2:37

EARL DULLOCK
COUNTY CLERK
DALLAS COUNTY

Bonnie View Industrial, LTD.
P.O. Box 907
Lancaster, TX 75146

Not a valid law herein which violates the state, county or city of the
jurisdiction and authority, hereafter of state or county or city of the
jurisdiction and authority, hereafter of state or county or city of the
jurisdiction and authority, hereafter of state or county or city of the
STATE OF TEXAS
I hereby certify that the instrument was duly and lawfully executed by the person and
attested to by me and my deputy, and that the same is a true and correct
copy of the record thereof as shown to me. Witness my hand and
seal of office at Dallas, Texas, this 31st day of
October, 2000.

OCT 31 2000



Earl Dullock
COUNTY CLERK, Dallas County, Texas

2001148 01194

1100/00302275/123 2000

EXHIBIT C
Page 1 of 6
012058
1199159WARRANTY DEED12/15/00 239986 117.00
Lpd

DATE: November 7, 2000

GRANTOR: COFFMAN INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP
AND
DIANE COFFMAN GARVIN, A SINGLE WOMAN, AS SEPARATE ESTATEGRANTEE: BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 907
LANCASTER, TEXAS, 75146

CONSIDERATION: TEN DOLLARS (\$10.00) and other considerations and a note of even date in the amount of \$523,995.79 executed by Grantee and payable to COFFMAN INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AND DIANE COFFMAN GARVIN. The note is secured by Vendor's Lien retained in this Deed in favor of such payee and by Deed of Trust of even date from Grantee to DON P. TEAGUE, Trustee, on the property herein conveyed.

PROPERTY (including any improvements):
SEE EXHIBIT A, ATTACHED HERETO

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is subject to all presently recorded and effective restrictions, reservations, rights-of-way, easements, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained for the benefit of the payee of the note until the note described is fully paid according to its terms, at which time this deed shall become absolute.

Taxes for 2000 are assumed by Grantee, the same being prorated.

When the context requires, singular nouns and pronouns include the plural.

COFFMAN INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER:

DALA COFFMAN PROPERTY MANAGEMENT CORPORATION
BY ITS PRESIDENT

David H. Coffman
DAVID H. COFFMAN

Diane Coffman Garvin
DIANE COFFMAN GARVIN, INDIVIDUALLY

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700223 01123

EXHIBIT C
PAGE 2 of 6
012058

THE STATE OF MARYLAND
COUNTY OF MONTGOMERY

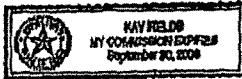
This instrument was acknowledged before me on the 9th day of November, 2000, by DAVID H. COFFMAN, AS PRESIDENT OF DALA COFFMAN PROPERTY MANAGEMENT CORPORATION, A TEXAS CORPORATION, AS GENERAL PARTNER OF COFFMAN INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAME AND IN THE CAPACITY STATED.

Mary A. Walters
NOTARY PUBLIC, STATE OF MARYLAND
Washington, District of Columbia
Commission expires: 10-31-03

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 10th day of November, 2000, by DIANE COFFMAN GARVIN.

Thy Jones
NOTARY PUBLIC, STATE OF TEXAS



2001148 01196

200223 01124

EXHIBIT C
PAGE 3 of 6

012058

GF# 00302273
TRACT 1:

BEING a tract of land situated in the H. H. HICKMAN SURVEY, ABSTRACT NO. 565, Dallas County, Texas, said tract of land being a part of a tract of land conveyed by deed to Dorothy H. Coffman and Eric R. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8320 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said point being the intersection of the Northwest line of the M.K. & T. Railroad (100 foot R.O.W.) with the Northwest line of Witt Road (called 40 foot R.O.W.);

THENCE South 60 degrees 48 minutes 31 seconds West, along the Northwest line of said Witt Road, a distance of 530.99 feet to a P.K. Nail set for corner, said point being the intersection of the Northwest line of said Witt Road with the East line of Blanco Road (No Specific R.O.W.), said point also being on a Westerly line of said Coffman tract;

THENCE North 00 degrees 48 minutes 22 seconds East, along the East line of said Blanco Road and said Westerly line of said Coffman tract, a distance of 1137.00 feet to a P.K. Nail set for the most Westerly-Northwest corner of said Coffman tract, said point also being on the South line of a tract of land conveyed by deed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said point also being on the North line of said City Block 8320, said point also being on a Northerly line of said Hickman Survey;

THENCE South 89 degrees 33 minutes 38 seconds East, along the common line of said Coffman and Bonnie View Limited Partnership tracts, a distance of 571.63 feet to 1/2 inch iron rod set for corner on the Northwest line of said railroad;

THENCE South 08 degrees 05 minutes 00 seconds West, along the Northwest line of said railroad, a distance of 882.29 feet to the POINT OF BEGINNING and containing 11.7392 acres (511,360 square feet) of land, more or less.

TRACT 2:

BEING a tract of land situated in the H. H. HICKMAN SURVEY, ABSTRACT NO. 565, Dallas County, Texas, said tract of land being a part of a tract of land conveyed by deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said tract of land also being in City Block 8321 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said point
Continued on next page

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EXHIBIT C
PAGE 4 of 6

012058

being the intersection of the Northwest line of the M.K. & T. Railroad (100 foot R.O.W.) with the Southwest line of Witt Road (called 40 foot R.O.W.);

THENCE South 08 degrees 05 minutes 00 seconds West, along the Northwest line of said railroad, a distance of 1703.07 feet to a 1/2 inch iron rod set for corner on the North line of Wintergreen Road (R.O.W. measures 62.6 feet);

THENCE North 89 degrees 27 minutes 38 seconds West, along the North line of said Wintergreen Road, a distance of 233.54 feet to a P.K. Nail set for the Southwest corner of said Coffman tract, said point also being the intersection of the North line of Wintergreen Road with the East line of Blanco Road (No Specific R.O.W. width);

THENCE North 01 degrees 08 minutes 22 seconds East, along the East line of said Blanco Road, a distance of 1436.50 feet to a P.K. Nail set for the intersection of the East line of said Blanco Road with the Southeast line of said Witt Road;

THENCE North 60 degrees 48 minutes 31 seconds East, along the Southeast line of said Witt Road, a distance of 507.95 feet to the POINT OF BEGINNING and containing 11.7354 acres (511,194 square feet) of land, more or less.

TRACT 3:

BEING a tract of land situated in the H. H. HICKMAN SURVEY, ABSTRACT NO. 565, Dallas County, Texas, and being two tracts of land conveyed by deeds to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 5257, Page 285, and Volume 2728, Page 287, Deed Records, Dallas County, Texas, said tract of land also being in City Blocks 8322 and 8323, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said point being the intersection of the East line of Bonnie View Road (100 foot R.O.W.) with the North line of Wintergreen Road (R.O.W. Measures 62.6 feet);

THENCE along the East line of said Bonnie View Road the following calls:

THENCE North 04 degrees 31 minutes 28 seconds East, a distance of 22.17 feet to a 1/2 inch iron rod set for the beginning of a circular curve to the right;

THENCE along said circular curve to the right having a central angle of 1 degree 32 minutes 55 seconds, a radius of 5679.65 feet, to a tangent length of 76.75 feet, a chord bearing of

Continued on next page

200118 01198

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EXHIBIT "C"

PAGE 5 of 6

012058

North 5 degrees 17 minutes 55 seconds East, a chord length of 153.50 feet and an arc length of 153.50 feet to a 1/2 inch iron rod set for the point of tangency;

THENCE North 06 degrees 04 minutes 22 seconds East, a distance of 1005.40 feet to a 1/2 inch iron rod set for corner;

THENCE North 04 degrees 06 minutes 22 seconds East, a distance of 1435.40 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of the Irving Addition, an addition to the City of Dallas, recorded in Volume 95093, Page 384;

THENCE South 89 degrees 33 minutes 38 seconds East, leaving the East line of said Bonnie View Road and along the South line of said Irving Addition and along the South line of a tract of land conveyed by deed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, a distance of 1916.60 feet to a 1/2 inch iron rod set for corner on the West line Blanco Road (No Specific R.O.W. width);

THENCE South 00 degrees 48 minutes 22 seconds West, along the West line of said Blanco Road, a distance of 2611.79 feet to a 1/2 inch iron rod set for corner on the North line of said Wintergreen Road;

THENCE North 89 degrees 27 minutes 38 seconds West, along the North line of said Wintergreen Road, a distance of 2104.96 feet to the POINT OF BEGINNING and containing 119.8895 acres (5,222,385 square feet) of land, more or less.

200223 01127

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EXHIBIT "C"
PAGE 6 of 6

012058

Bonnie View Industrial, LTD
P.O. Box 907
Lancaster, TX 75146

FILED

2001 NOV 14 PM 3:31

ULLOCK
COUNTY CLERK
DALLAS COUNTY

Any recording device which exhibits the date, month, or day of the
described real property has been or will be made in accordance with
statutable provisions of law.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on the date and time
described herein by me and was duly recorded in the volume and
page of the same records of Dallas County, Texas as claimed
and set forth by me.

NOV 15 2001



Edna Ballack
COUNTY CLERK, Dallas County, Texas

2001 11 15 012058

11.00/00 001048/11-00-0000

EXHIBIT "D"
PAGE 1 of 6

SPECIAL WARRANTY DEED

012058
1187603

11/03/00 2381642 087.00

DATE: October 23, 2000
GRANTOR: BONNIE VIEW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
GRANTEE: BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 907
LANCASTER, TEXAS, 75146

CONSIDERATION: TEN DOLLARS (\$10.00) and other considerations and a note of even date in the amount of \$363,257.52 executed by Grantee and payable to BONNIE VIEW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP. The note is secured by Vendor's Lien retained in this Deed in favor of such payee and by Deed of Trust of even date from Grantee to DON P. TEAGUE, Trustee, on the property.

PROPERTY (including any improvements):
SEE EXHIBIT A, ATTACHED HERETO

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is subject to all presently recorded and effective restrictions, reservations, rights-of-way, easements, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, BY, THROUGH AND UNDER GRANTOR, BUT NOT OTHERWISE.

The vendor's lien against and superior title to the property are retained for the benefit of the payee of the note until the note described is fully paid according to its terms, at which time this deed shall become absolute.

Taxes for 2000 are assumed by Grantee, the same being prorated.

When the context requires, singular nouns and pronouns include the plural.

BONNIE VIEW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER:

ELLIS INTEREST, INC., A TEXAS CORPORATION
BY:


BILLIE J. ELLIS, PRESIDENT

2001148 01201

200215 02435

EXHIBIT "D"
PAGE 2 OF 6

012058

THE STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 23 day of
October, 2000, by BILLIE J. ELLIS, PRESIDENT OF ELLIS INTEREST,
INC., A TEXAS CORPORATION, AS GENERAL PARTNER OF BONNIE VIEW
LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAME
AND IN THE CAPACITY STATED.

Carolyn E. Davenport
NOTARY PUBLIC, STATE OF TEXAS



2001148 01202

215 02436

EXHIBIT "D"
PAGE 3 of 6

012058

GF# 00301398
TRACT 1~~SAVE & EXCEPT~~

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas, said tract of land being known as "Tract No. 1" in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8315, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the Southeast corner of said "Tract No. 1", said point also being on the Southeast corner of said W.H. Newton Survey and on the Southwest line of the C.C. Overton Survey, Abstract No. 1102, said point also being the common East corner of said City Block 8315 and City Block 8319, said point also being an ell corner of a tract of land conveyed by deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas;

THENCE N 89°33'38" W, along the common line of said City Blocks 8315 and 8319 and along the North line of said Coffman tract, a distance of 390.98 ft. to a 1/2 inch iron rod set for corner on the Southeast line of the M.K. & T. Railroad (100' R.O.W.);

THENCE N 08°05'00" E, along the Southeast line of said railroad, a distance of 552.66 ft. to a 1/2 inch iron rod set for the most northerly corner of said "Tract No. 1", said point also being on the Southwest line of Dallas Power & Light Co. Right-of-Way (R.O.W. Varlas);

THENCE S 29°39'22" E, along the Southwest line of said right-of-way, a distance of 633.10 ft. to the Point of Beginning and containing 2.4582 acres (107,078 Sq. Ft.) of land, more or less.

TRACT 2

~~SAVE & EXCEPT~~

Being a tract of land situated in the C.C. Overton Survey, Abstract No. 1102, Dallas County, Texas, said tract of land being known as "Tract No. 3" in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8315, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the South corner of said "Tract No. 3", said point being the intersection of the Northeast line of a Dallas Power & Light Right-of-Way (100' R.O.W.), recorded in Volume 6968, Page 490, Deed Records, Dallas County, Texas, with the Northwest line of the M.K. & T. Railroad (100' R.O.W.);

THENCE N 29°51'40" W, along the Northeast line of said Dallas Power & Light R.O.W., a distance of 247.35 ft. to a 1/2 inch iron rod set for corner;

THENCE N 01°30'40" W, leaving said Dallas Power & Light R.O.W., a distance of 10.71 ft. to a 1/2 inch iron rod set for corner;

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EXHIBIT "D"
PAGE 4 OF 6
012058

~~THENCE S 89°30'00" E, along the North line of said "Tract No. 3" and along the North line of said City Block 8313, a distance of 155.24 ft. to a 1/2 inch iron rod set for corner on the Northwest line of said railroad.~~

~~THENCE S 08°05'00" W, along the Northwest line of said railroad, a distance of 226.11 ft. to the Point of Beginning and containing 0.4138 acres (32,098 Sq. Ft.) of land, more or less.~~

TRACT 3

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas, and being part of a tract of land being known as "Tract No. 4" in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8314, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the Southeast corner of said "Tract No. 4", said point also being on the Northwest line of the M.K. & T. Railroad (100' R.O.W.), said point also being on the North line of a tract of land conveyed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said point also being on the South line of said Newton Survey;

THENCE N 89°33'38" W, along the South line of said "Tract No. 4" and along the South line of said Newton Survey and along the common line of said City Block 8314 with City Blocks 8320 and 8322 and along the North line of said Coffman tract, and along the North line of a tract of land conveyed by Warranty Deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 5257, Page 285, Deed Records, Dallas County, Texas, a distance of 1463.24 ft. to a 1/2 inch iron rod set for the Southeast corner of Lot 1, Block A/8314 of the Irving Addition, recorded in Volume 95093, Page 384, Map Records, Dallas County, Texas;

THENCE N 00°26'22" E, along the East line of said Lot 1, a distance of 207.56 ft. to a 1/2 inch iron rod set for the Northeast corner of said Lot 1;

THENCE N 89°33'38" W, along the North line of said Lot 1, a distance of 1042.54 ft. to a 1/2 inch iron rod found for corner on the Northeast line of Bonnie View Road (100' R.O.W.);

THENCE N 04°09'00" E, along the Northeast line of said Bonnie View Road, a distance of 1491.21 ft. to a 1/2 inch iron rod set for the Northwest corner of said "Tract No. 4", said point also being the Southwest corner of City Block 8313;

THENCE N 76°30'08" E, leaving the Northeast line of said Bonnie View Road and along the North line of said "Tract No. 4" and along the common line of said City Blocks 8313 and 8314, a distance of 1706.80 ft. to a 1/2 inch iron rod found for corner on the Southwest line of Blanco Road (an undescribed R.O.W.);

THENCE S 84°51'22" E, along the Southwest line of said Blanco Road, a distance of 50.49 ft. to a 5/8 inch iron rod found for corner on the Southwest line of Dallas Power & Light Co. Right-of-Way (100' R.O.W.);

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200215 02438

EXHIBIT "D"
PAGE 5 of 6
012058

THENCE S 29°51'40" E, along the Southwest line of Dallas Power & Light right-of-way, a distance of 1440.33 Ft. to a 1/2 inch iron rod set for corner;

THENCE S 26°53'04" E, continuing along the Southwest line of said Dallas Power & Light right-of-way, a distance of 157.37 ft. to galvanized bolt found for corner on the Northwest line of said railroad;

THENCE S 08°05'00" W, along the Northwest line of said railroad, a distance of 725.68 ft. to the Point of Beginning and containing a gross area of 97.0887 acres (4,229,183 Sq. Ft.), less 1.2756 acres (55,563 Sq. Ft.) in Blanco Road, leaving a net area of 95.8131 acres (4,173,619 Sq. Ft.) of land, more or less.

~~TRACT 4 SAVE & EXCEPT~~

~~Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas and in City Block 8316, and being a tract of land called Tract No. 5 in a Special Warranty deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, and being more particularly described as follows:~~

~~Beginning at a 1/2 inch iron rod found for corner on the West line of Bonnie View Road (100' R.O.W.), said point being the common East corner of City Blocks 8316 and 8323, said point also being on the North line of a tract of land conveyed to Mrs. Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 2725, Page 304, Deed Records, Dallas County, Texas and said point being N 89°33'38" W, 3,111.19 ft. from the Southeast corner of Newton Survey,~~

~~THENCE N 89°35'45" W (Deed - N 89°37' W), leaving the West line of said Bonnie View Road and along the common line of City Block 8316 with City Blocks 8327 and Block A/8324, a distance of 1162.82 Ft. (Deed 1,162.57 ft.) to a 1/2 inch iron rod found for corner;~~

~~THENCE N 29°32'26" W (Deed - N 29°33'48" W), along the West line of said Bonnie View Limited Partnership tract and along the common line of said City Block 8316 with City Block A/8324, a distance of 1365.57 ft. (Deed - 1,365.89 ft.) to a 1/2 inch iron rod found for corner, said point also being the Southwest corner of a tract of land conveyed to Jonathan H. Allen, recorded in Volume 95124, Pg. 767, said point also being the Southwest corner of City Block 8317;~~

~~THENCE N 76°27'21" E, along the North line of said Bonnie View Limited Partnership tract and along the South line of said City Block 8317, a distance of 2014.67 ft. (Deed - 2,014.16 ft.) to a 1/2 inch iron rod found for corner on the West line of said Bonnie View Road;~~

~~THENCE S 04°10'41" W (Deed - S 04°09' W), along the West line of said Bonnie View Road, a distance of 1674.81 ft. (Deed - 1,674.20 ft.) to the Point of Beginning and containing 92.6722 acres (2,294,400 Sq. Ft.) of land, more or less.~~

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Bonnie View Industrial
P.O. Box 907
Lancaster, TX 75146

01148 91

Exhibit "D"
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FILED

012058

2000 NOV -2 PM 3:45

EARL COLLOCK
COUNTY CLERK
DALLAS COUNTY

Any provision hereof which prohibits the sale, rental, or use of the
described real property because of color or race is hereby and
irrevocably waived. Federal law.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on the 23rd day of
November 2000, by me and was duly recorded in the volume and
page of the named records of Dallas County, Texas as stamped
hereon by me.

NOV 3 2000



Earl Collock
COUNTY CLERK, Dallas County, Texas

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11.00/00 0010 40/100 0000

EXHIBIT "E"
PAGE 1 OF 6
012058SPECIAL WARRANTY DEED

1187603

DATE: October 23, 2000

11/03/00 2381642 017.00
Deed

GRANTOR: BONNIE VIEW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

GRANTEE: BONNIE VIEW INDUSTRIAL, LTD., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 907
LANCASTER, TEXAS, 75146

CONSIDERATION: TEN DOLLARS (\$10.00) and other considerations and a note of even date in the amount of \$363,257.52 executed by Grantee and payable to BONNIE VIEW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP. The note is secured by Vendor's Lien retained in this Deed in favor of such payee and by Deed of Trust of even date from Grantee to LON P. TEAGUE, Trustee, on the property.

PROPERTY (including any improvements):
SEE EXHIBIT A, ATTACHED HERETO

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is subject to all presently recorded and effective restrictions, reservations, rights-of-way, easements, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, BY, THROUGH AND UNDER GRANTOR, BUT NOT OTHERWISE.

The vendor's lien against and superior title to the property are retained for the benefit of the payee of the note until the note described is fully paid according to its terms, at which time this deed shall become absolute.

Taxes for 2000 are assumed by Grantee, the same being prorated.

When the context requires, singular nouns and pronouns include the plural.

BONNIE VIEW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER:

ELLIS INTEREST, INC., A TEXAS CORPORATION
BY:


BILLIE J. EGGLE, PRESIDENT

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20215 02435

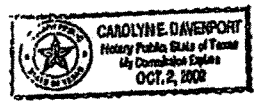
EXHIBIT E
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012058

THE STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 23 day of
October, 2000, by BILLIE J. ELLIS, PRESIDENT OF ELLIS INTEREST,
INC., A TEXAS CORPORATION, AS GENERAL PARTNER OF BONNIE VIEW
LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAME
AND IN THE CAPACITY STATED.

Carolyn E. Davenport
NOTARY PUBLIC, STATE OF TEXAS



2001 148 01208

215 02436

EXHIBIT 6
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GPH 00301398
TRACT 1

~~SAVE & EXCEPT~~

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas, said tract of land being known as "Tract No. 1" in a Special Warranty Deed conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8315, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the Southeast corner of said "Tract No. 1", said point also being on the Southeast corner of said W.H. Newton Survey and on the Southwest line of the C.C. Overton Survey, Abstract No. 1102, said point also being the common East corner of said City Block 8315 and City Block 8319, said point also being an ell corner of a tract of land conveyed by deed to Dorothy M. Coffman and Eric H. Coffman, recorded in Volume 3788, Page 59, Deed Records, Dallas County, Texas;

THENCE N 89°33'38" W, along the common line of said City Blocks 8315 and 8319 and along the North line of said Coffman tract, a distance of 390.98 ft. to a 1/2 inch iron rod set for corner on the Southeast line of the M.K. & T. Railroad (100' R.O.W.);

THENCE N 08°05'00" E, along the Southeast line of said railroad, a distance of 552.66 ft. to a 1/2 inch iron rod set for the most northerly corner of said "Tract No. 1", said point also being on the Southwest line of Dallas Power & Light Co. Right-of-Way (R.O.W. Varies);

THENCE S 29°39'22" E, along the Southwest line of said right-of-way, a distance of 633.10 ft. to the Point of Beginning and containing 2.4582 acres (107,078 Sq. Ft.) of land, more or less.

TRACT 2

~~SAVE & EXCEPT~~

Being a tract of land situated in the C.C. Overton Survey, Abstract No. 1102, Dallas County, Texas, said tract of land being known as "Tract No. 3" in a Special Warranty Deed conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8315, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the South corner of said "Tract No. 3", said point being the intersection of the Northeast line of a Dallas Power & Light Right-of-Way (100' R.O.W.), recorded in Volume 83168, Page 490, Deed Records, Dallas County, Texas, with the Northwest line of the M.K. & T. Railroad (100' R.O.W.);

THENCE N 29°51'48" W, along the Northeast line of said Dallas Power & Light R.O.W., a distance of 247.35 ft. to a 1/2 inch iron rod set for corner;

THENCE N 01°30'40" W, leaving said Dallas Power & Light R.O.W., a distance of 10.71 ft. to a 1/2 inch iron rod set for corner;

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EXHIBIT "E"
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012058

THENCE S 89°30'00" E, along the North line of said "Tract No. 3" and along the North line of said City Block 8315, a distance of 155.24 ft. to a 1/2 inch iron rod set for corner on the Northwest line of said railroad;

THENCE S 08°05'00" W, along the Northwest line of said railroad, a distance of 226.11 ft. to the Point of Beginning and containing 0.4138 acres (32,098 Sq. Ft.), of land, more or less.

TRACT 3

SAVE & EXCEPT

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas, and being part of a tract of land being known as "Tract No. 4" in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, said tract of land also situated in City Block 8314, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for the southeast corner of said "Tract No. 4", said point also being on the Northwest line of the M.K. & T. Railroad (100' R.O.W.), said point also being on the North line of a tract of land conveyed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 3785, Page 59, Deed Records, Dallas County, Texas, said point also being on the South line of said Newton Survey;

THENCE N 89°33'38" W, along the South line of said "Tract No. 4" and along the South line of said Newton Survey and along the common line of said City Block 8314 with City Blocks 8320 and 8322 and along the North line of said Coffman tract, and along the North line of a tract of land conveyed by Warranty Deed to Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 5257, Page 285, Deed Records, Dallas County, Texas, a distance of 1463.24 ft. to a 1/2 inch iron rod set for the Southeast corner of Lot 1, Block A/8315 of the Irving Addition, recorded in Volume 95093, Page 384, Map Records, Dallas County, Texas;

THENCE N 00°26'22" E, along the East line of said Lot 1, a distance of 207.56 ft. to a 1/2 inch iron rod set for the Northeast corner of said Lot 1;

THENCE N 89°33'38" W, along the North line of said Lot 1, a distance of 1042.54 ft. to a 1/2 inch iron rod found for corner on the Northeast line of Bonnie View Road (100' R.O.W.);

THENCE N 04°09'00" E, along the Northeast line of said Bonnie View Road, a distance of 1491.21 ft. to a 1/2 inch iron rod set for the Northwest corner of said "Tract No. 4", said point also being the Southwest corner of City Block 8313;

THENCE N 75°30'08" E, leaving the Northeast line of said Bonnie View Road and along the North line of said "Tract No. 4" and along the common line of said City Blocks 8313 and 8314, a distance of 1706.80 ft. to a 1/2 inch iron rod found for corner on the Southwest line of Blanco Road (an undescribed R.O.W.);

THENCE S 84°51'22" E, along the Southwest line of said Blanco Road, a distance of 50.49 ft. to a 5/8 inch iron rod found for corner on the Southwest line of Dallas Power & Light Co. Right-of-Way (100' R.O.W.);

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EXHIBIT "E"
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012058

THENCE S 29°51'40" E, along the Southwest line of Dallas Power & Light right-of-way, a distance of 1440.33 ft. to a 1/2 inch iron rod set for corner;

THENCE S 26°53'00" E, continuing along the Southwest line of said Dallas Power & Light right-of-way, a distance of 157.37 ft. to galvanized bolt found for corner on the Northwest line of said railroad;

THENCE S 98°05'00" W, along the Northwest line of said railroad, a distance of 725.68 ft. to the Point of Beginning and containing a gross area of 97.0887 acres (4,229,183 Sq. Ft.), less 1.1756 acres (55,563 Sq. Ft.) in Blanco Road, leaving a net area of 95.9131 acres (4,173,619 Sq. Ft.) of land, more or less.

TRACT 4

Being a tract of land situated in the W.H. Newton Survey, Abstract No. 1074, Dallas County, Texas and in City Block 8316, and being a tract of land called Tract No. 5 in a Special Warranty Deed, conveyed to Bonnie View Limited Partnership, recorded in Volume 86140, Page 2877, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner on the West line of Bonnie View Road (100' R.O.W.), said point being the common East corner of City Blocks 8316 and 8323, said point also being on the North line of a tract of land conveyed to Mrs. Dorothy H. Coffman and Eric H. Coffman, recorded in Volume 2725, Page 304, Deed Records, Dallas County, Texas and said point being N 89°33'38" W, 3,111.19 ft. from the Southeast corner of Newton Survey;

THENCE N 89°35'45" W (Deed - N 89°17' W), leaving the West line of said Bonnie View Road and along the common line of City Block 8316 with City Blocks 8323 and Block A/8324, a distance of 1162.82 ft. (Deed 1,162.57 ft.) to a 1/2 inch iron rod found for corner;

THENCE N 29°32'26" W (Deed - N 29°33'48" W), along the West line of said Bonnie View Limited Partnership tract and along the common line of said City Block 8316 with City Block A/8324, a distance of 1365.57 ft. (Deed - 1,365.89 ft.) to a 1/2 inch iron rod found for corner, said point also being the Southwest corner of a tract of land conveyed to Jonathan H. Allen, recorded in Volume 95124, Pg. 767, said point also being the Southwest corner of City Block 8317;

THENCE N 76°23'21" E, along the North line of said Bonnie View Limited Partnership tract and along the South line of said City Block 8317, a distance of 2014.67 ft. (Deed - 2,014.16 ft.) to a 1/2 inch iron rod found for corner on the West line of said Bonnie View Road;

THENCE S 04°10'41" W (Deed - S 04°09' W), along the West line of said Bonnie View Road, a distance of 1674.81 ft. (Deed - 1,674.20 ft.) to the Point of Beginning and containing 52.6722 acres (2,294,400 Sq. Ft.) of land, more or less.

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Bonnie View Industrial
P.O. Box 907
Lancaster, TX 75186

012058

EXHIBIT 'E'
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012058

FILED
2000 NOV -2 PM 3:45
EARL FULLOCK
COUNTY CLERK
DALLAS COUNTY

Any provision herein which restricts the sale, rental, or use of the
described real property because of color or race is hereby
unenforceable under Texas law.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on the date and time
stamped herein by me and my deputy recorded in the system and
part of the public records of Dallas County, Texas as stamped
herein by me.


NOV 3 2000



Earl Fullock
COUNTY CLERK, Dallas County, Texas

2001148 01212

No. 01-2058
Return to City Secretary,
City Hall
Dallas, Texas 75201


COUNTY CLERK, DALLAS COUNTY, TEXAS
E. Paul Bullock
JUL 31 2001
The undersigned hereby certifies that the within and foregoing is a true and correct copy of the original as the same is on file in the office of the County Clerk, Dallas County, Texas, and that the same is a true and correct copy of the original as the same is on file in the office of the County Clerk, Dallas County, Texas.

FILED
2001 JUL 30 PM 3:52
E. PAUL BULLOCK
COUNTY CLERK
DALLAS COUNTY

1002 811048