

MSD SURVEY

Between Inwood Road and Adeline Street
 along Cedar Springs Road, Denton Drive, Maple Avenue,
 Forest Park Road, and Harry Hines Boulevard
 City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

BEING a 232.4 acre tract of land situated in the Miles Bennett Survey, Abstract Number 52, the Hiram Bennett Survey, Abstract Number 83, the Crawford Grigsby Survey, Abstract 532, the Crawford Grigsby Survey, Abstract 533, and the Eli Chandler Survey, Abstract Number 356, within the City of Dallas, Dallas County, Texas, being within or adjacent to Blocks A/2365, 2366, B/2366, 2367, A/2367, C/2367, D/2367, B/2368, D/2370, D/2371, 2/2449, 1/2450, 2/2451, 2570, 4492, 4493, 4699, 4723, A/5708, A/5709, B/5710, C/5711, D/5712, 5713, E/5713, 5720, A/5720, 5723, 5756, 5758, A/5758, 3A/5758, A/5760, B/5760, C/5760, 5761, 6060, B/6061, 6062, A/6064, B/6064, 6066, 7922, 7923, 7934, A/7934, 7936, A/7936, Official City Block Numbers, and being all of Lots 1, 2, 3 and the south 80 feet of Lot 4, Block 6066, of Brookhollow Place, an addition to the City of Dallas, recorded in Volume 2, Page 182, Map Records of Dallas County, Texas, (M.R.D.C.T.), and all of Lots 1-19, Block B/6064, and Lots 7-20, Block A/6064, of Holloway Addition, and unrecorded addition to the City of Dallas, and all of Lot 1A, Block A/6064 Custom Food Group Addition, an addition to the City of Dallas, recorded in Volume 2000096, Page 1685, Deed Records of Dallas County, Texas, (D.R.D.C.T.), and all of Tract S, Block 6062, of Sunset Motor Lines Subdivision, an addition to the City of Dallas, recorded in Volume 31, Page 123, M.R.D.C.T., and being part of Lot 6, Block A/7936, Empire Central Substation, an addition to the City of Dallas, recorded in Volume 83163, Page 1908, D.R.D.C.T., and all of Lot 2, Block A/7934, Mockingbird Business Park Addition, an addition to the City of Dallas, recorded in Volume 426, Page 1266, D.R.D.C.T., and being part of Lot 8, Block A/6061, Providence Mockingbird Addition, an addition to the City of Dallas, recorded in County Clerk's Instrument Number 200600038643, O.P.R.D.C.T, and being part of Lot 3 and part of Lot 4, Block A/5758, part of Lot 3, Block 3A/5758, and being Tract 5, and Lot 3, Block B/2368 and Lot 5, Block A/5758, Forest Park Addition, an addition to the City of Dallas, recorded in Volume 241, Page 41, M.R.D.C.T., and being Lots 2-7, Block 5761, and being Lots 12-14, Block A/2365, Lovedale Property Addition, an addition to the City of Dallas, recorded in Volume 71245, Page 38, D.R.D.C.T., and being Tracts 12, 13, 14 and 15, Block 2366, Melvin L. Smith Subdivision, an addition to the City of Dallas, as recorded in Volume 10, Page 43, M.R.D.C.T., and being part of Block B/2366, as recorded in Volume 15, Page 31, M.R.D.C.T., and being Lot A, Block 2366, Clyde L. Gleaves Subdivision, an addition to the City of Dallas, as recorded in Volume 10, Page 373, M.R.D.C.T., and being Lot 84C-1 and part of Lot 84C-2, Stringfellow Subdivision, an addition to the City of Dallas, recorded in Volume 612, Page 1980, M.R.D.C.T., and being Tract 17.1, Block 2366, and being Lot 2, Block A1/2367, G.H. Frost Subdivision, an addition to the City of Dallas, recorded in Volume 11, Page 95, M.R.D.C.T., and being Lot 1, Block D/2367, Jackson Pottery Wholesale, and addition to the City of Dallas, as recorded in County Clerk's Instrument Number 200900124249, O.P.R.D.C.T, being part of Lot 1, and Lots 2-9, Block A/5760, C. A. Hern Addition, an addition to the City of Dallas, recorded in Volume 9, Page 419, M.R.D.C.T., being Lots 14-29, Block B/5760, North Dallas Hills, an addition to the City of Dallas, recorded in Volume 8, Page 417, M.R.D.C.T., being Tract 2 and Tract 21, Block 2366, being Lots 1 and 4, Block A/2367, Hartsill Addition, an addition to the City of Dallas, as recorded in Volume 10, Page 269, M.R.D.C.T., being Lot 1, Block C/2367, Perry Marker Addition, an addition to the City of Dallas, as recorded in Volume 97138, Page 2708, D.R.D.C.T., being Lot 2, Block C/2367, Perry Marker Addition No. 2, an addition to the City of Dallas, as recorded in County Clerk's Instrument Number 200309500001, O.P.R.D.C.T., being Tract 9 and Lot 1, Block 5723, being all of Tracts 1 through 19.2, Block 2570, being all of Lots 1-3, Block 2570, Encino Commercial Addition, an addition to the City of Dallas, as recorded in Volume 93157, Page 5375,

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D.R.D.C.T., being Lot 1, part of Lot 5, Lots 6-10, and Lot 12, Block 4492, part of Lot 15, Lots 16-18, and part of Lot 19, Block 4493, Maple Court, an addition to the City of Dallas, as recorded in Volume 2, Page 330, M.R.D.C.T., being all of Lots 1 and 2, Block 5720, Dream Garage Addition, an addition to the City of Dallas, as recorded in County Clerk's Instrument Number 20070293948, O.P.R.D.C.T., being Lots 1-4, part of Lot 5, and Lot 12, Block E/5713, and Lot 1, Block D/5712, Maple Lawn Terrace, an addition to the City of Dallas, as recorded in Volume 3, Page 242, M.R.D.C.T., being Lot 1, Block C/5711, John Eagle Addition, an addition to the City of Dallas, as recorded in County Clerk's Instrument Number 20070232958, O.P.R.D.C.T., being Lots 1-3, Lot 6.1, Lot 6.2, and Lot 7.1, Block B/5710, and Lots 1-4, Lots 13-16, Block A/5709, Maple Lawn Terrace, an addition to the City of Dallas, as recorded in Volume 4, Page 1, M.R.D.C.T., being Lot 3, Block A/5708, Maple Inwood Phase One, an addition to the City of Dallas, as recorded in Volume 98204, Page 19, D.R.D.C.T., being Lot 1, part of Lot 2, Block D/2370, and Lot 17, 18, part of Lot 21, part of Lot 23, and Lot 24, Block D/2371, Maple Grove Acres, and addition to the City of Dallas, as recorded in Volume 3, Page 154, D.R.D.C.T., being part of Lot 31, and part of Lot 32, Block D/2371, Forest Park, an addition to the City of Dallas, as recorded in Volume 241, Page 41, M.R.D.C.T., being Lot 32A, Block D/2371, Forest Park Addition, an addition to the City of Dallas, as recorded in Volume 84018, Page 7, D.R.D.C.T., being Lot 32B, Block D/2371, Davenport Motors, an addition to the City of Dallas, as recorded County Clerk's Instrument Number 200503570386, O.P.R.D.C.T., being Lot 31A, Block D/2371, Forest Park Apartments, an addition to the City of Dallas, as recorded in Volume 2004028, Page 2756, D.R.D.C.T., together with all those certain tracts of land described to Ansonbrook, LLC by deeds recorded in County Clerk's Instrument Numbers 201300262538 and 201500011867, Official Public Records, Dallas County, Texas (O.P.R.D.C.T), to Maple Empire, LLC by deeds recorded in County Clerk's Instrument Numbers 201600071629 and 201300086194, O.P.R.D.C.T., to Jorge Garcia by deed recorded in Volume 97036, Page 4361, D.R.D.C.T., to Dallas Power and Light by deed recorded in Volume 85080, Page 4483, D.R.D.C.T., to 6627 Maple Avenue, LLC by deed recorded in County Clerk's Instrument Number 201500207647, D.R.D.C.T., to BROWN REALTY by Warranty Deed recorded in Volume 85012, Page 4169, D.R.D.C.T., to DLFI 75235, LTD., by deed recorded in County Clerk's Instrument Number 201800288483, O.P.R.D.C.T., to Southwest Airlines by deeds recorded in County Clerk's Instrument Numbers 201500272695 and 201500278691, O.P.R.D.C.T., to Margaret T. Moore, Trustee of the Margaret T. Moore Revocable Living Trust by deed recorded in County Clerk's Instrument Number 201700298174, O.P.R.D.C.T., to Crockett Court Corporation by deed recorded in County Clerk's Instrument Number 201300067075, O.P.R.D.C.T., to SPC Mockingbird Depot LLC by deed recorded in County Clerk's Instrument Number 201300244020, O.P.R.D.C.T., to Rearden Investment Partners VI, Inc. by deed recorded in County Clerk's Instrument Number 201300244019, O.P.R.D.C.T., to Melnic LTD by deed recorded in County Clerk's Instrument Number 201300236774, O.P.R.D.C.T., to Hugo V. Valdez Revocable Living Trust by deed recorded in County Clerk's Instrument Number 201000237607, O.P.R.D.C.T., to Maplebird, LP by deeds recorded in County Clerk's Instrument Numbers 201500265913, 201500206965 and 201500206966, O.P.R.D.C.T., to Garza Ventures by deed recorded in Volume 91130, Page 2353, D.R.D.C.T., to Ray Hallford by deed recorded in Volume 2005161, Page 7182, D.R.D.C.T., to Dreki Capital, LLC, by deed recorded in County Clerk's Instrument Number 201900228744, O.P.R.D.C.T., to Autoscope Motorsports LTD by deed recorded in County Clerk's Instrument Number 201500154113, O.P.R.D.C.T., to the City of Dallas by deed recorded in Volume 3077, Page 510, D.R.D.C.T., to Adler

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Property Companies, LLP by deed recorded in County Clerk's Instrument Number 200600381347, O.P.R.D.C.T., to SLJ Company, LLC and Candace Rubin by deed recorded in County Clerk's Instrument Number 201500324424, O.P.R.D.C.T., to Kimsey Stutz, LLC by deed recorded in County Clerk's Instrument Number 201600175316, O.P.R.D.C.T., to Candace Rubin and 2033 EC, LTD by deed recorded in County Clerk's Instrument Number 201500158414, O.P.R.D.C.T., to 2033 EC, LTD., SLJ Company, G.P. by deed recorded in County Clerk's Instrument Number 2007008273, to Robert E. Bard by Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument Number 201300356386, O.P.R.D.C.T., to Maple Walk, LP by deed recorded in County Clerk's Instrument Number 20160017927, O.P.R.D.C.T., to Maplewood Partners, LTD by deeds recorded in County Clerk's Instrument Numbers 201400299491 and 201400127539, O.P.R.D.C.T., to 2608 Inwood, LTD by deed recorded in County Clerk's Instrument Number 20080152449, O.P.R.D.C.T., to Leslie Vernon Stark, Trustee of the Ollie Vernon Stark and Helen Marie Stark Family Living Trust by Executor's Special Warranty Deed recorded in County Clerk's Instrument Number 201600300619, O.P.R.D.C.T., to Viceroy Post, LP by deed recorded in County Clerk's Instrument Number 201200131677, O.P.R.D.C.T., to Viceroy Inwood, LP by deed recorded in Volume 2005006, Page 13460, D.R.D.C.T., to Inwood Self Storage by deed recorded in Volume 98101, Page 5949, D.R.D.C.T., to Viceroy Davenport, LP by deed recorded in Volume 2005092, Page 10467, D.R.D.C.T., to Cooper Residential, LLC by deed recorded in County Clerk's Instrument Number 201700029132, O.P.R.D.C.T., to Kendrick Properties II, Limited by deed recorded in County Clerk's Instrument Number 201500141624, O.P.R.D.C.T., to Pleasant Run/Lancaster, LTD. by Special Warranty Deed recorded in County Clerk's Instrument Number 200600453218, O.P.R.D.C.T., to 7777 Hines Place, LLC by deed recorded in County Clerk's Instrument Number 201700059885, O.P.R.D.C.T., to RBH Anson, LLC by deed recorded in County Clerk's Instrument Number 201600147471, O.P.R.D.C.T., to RBH Hines, LLC by deed recorded in County Clerk's Instrument Number 201700024057, O.P.R.D.C.T., to HARRY EMPIRE, LTD. by deed recorded in County Clerk's Instrument Number 201100197435, O.P.R.D.C.T., to Denton-Hines Properties, Inc., Volume 88025, Page 1126, D.R.D.C.T., to Texas Utilities Electric Company (f.k.a. Dallas Power & Light Company), by deed recorded in Volume 84014, Page 1025, D.R.D.C.T., to Landlord, LLC by deed recorded in County Clerk's Instrument Number 20070162076, O.P.R.D.C.T., to Red Barn Holdings, LP by deeds recorded in County Clerk's Instrument Numbers 200900031701 and 201200180415, O.P.R.D.C.T., to Burnett Brothers Trust and Michael J. Burnett, Sr. by deed recorded in Volume 2001103, Page 4568, D.R.D.C.T., to Carder Chaney Properties, LLC by deed recorded in County Clerk's Instrument Number 201300087098, O.P.R.D.C.T., to 1850 Mockingbird, LLC by deed recorded in County Clerk's Instrument Number 200600232545, O.P.R.D.C.T., to 1840 Mockingbird Joint Venture by deed recorded in County Clerk's Instrument Number 201000014498, O.P.R.D.C.T., to GIC-1820, L.P. by deed recorded in County Clerk's Instrument Number 20080068144, O.P.R.D.C.T., to YEGO 6500 HH, by deed recorded in County Clerk's Instrument Number 201800256577, O.P.R.D.C.T., to Thomas W. Taylor by deed recorded in Volume 2005012, Page 7856, D.R.D.C.T., to Bright Sea Investments, LLC by Special Warranty Deed recorded in County Clerk's Instrument Number 201800086069, O.P.R.D.C.T., to Mockingbird FP, LP by deeds recorded in County Clerk's Instrument Numbers 2016000359546 and 2016000357400, O.P.R.D.C.T., to Harry Hines Venture II, LP by deeds recorded in County Clerk's Instrument Numbers 201500333189 and 201500191410, O.P.R.D.C.T., to Candace Rubin and 2033 EC, LTD by deeds recorded in County Clerk's Instrument Number 201400030996 and 201500139811, O.P.R.D.C.T., to Joanna H.

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Strattin and Maria C. Strattin by deeds recorded in Volume 2005141, Page 1653, and Volume 2005141, Page 1606, D.R.D.C.T., to Midbelt Properties, LP by deeds recorded in County Clerk's Instrument Numbers 201400006723, and 201000031440, O.P.R.D.C.T., to Homer F. Kissel and Julia A. Kissel by deed recorded in Volume 83124, Page 628, D.R.D.C.T., to KKS, INCORPORATED by Warranty Deed recorded in Volume 74024, Page 376, D.R.D.C.T., to SBLFT OF 2016, LTD by deed recorded in County Clerk's Instrument Number 201600323948, O.P.R.D.C.T., to 2033 EC, LTD, SLJ Company, G.P. by deed recorded in County Clerk's Instrument Number 20070008273, O.P.R.D.C.T., to Imprunetta LLC by deeds recorded in County Clerk's Instrument Numbers 201500214533, 201600196791, 201100332949, and 201100332950, O.P.R.D.C.T., to Lang 2115 Empire Central, LLC by deed recorded in County Clerk's Instrument Number 201100197143, O.P.R.D.C.T., to 1250 WDT, LTD by deed recorded in County Clerk's Instrument Number 200503566497, O.P.R.D.C.T., to BFH, LTD by Special Warranty Deeds recorded in Volume 97029, Page 3795, D.R.D.C.T., and in County Clerk's Instrument Numbers 20080022504, 20080003338, and 201000128560, O.P.R.D.C.T., to Girls Incorporated of Metropolitan Dallas, by deed recorded in Volume 95235, Page 530, D.R.D.C.T., O.P.R.D.C.T., to DERUTA LLC by deed recorded in County Clerk's Instrument Number 201600135836, O.P.R.D.C.T., to Marcos N. Suarez, by deed recorded in Volume 93190, Page 706, D.R.D.C.T., to Double E Properties, by deed recorded in Volume 86075, Page 2417, D.R.D.C.T., to Gay D. Ford, by deed recorded in Volume 91228, Page 5913, D.R.D.C.T., to Mockingbird FP, LP by deeds recorded in County Clerk's Instrument Numbers 201600359546, and 201600357400, O.P.R.D.C.T., to Harry Hines Venture, LP by deeds recorded in County Clerk's Instrument Numbers 201500333189, and 201500191410, O.P.R.D.C.T., Adeline Street, Brookhollow Road, Hines Place, Anson Road, Empire Central Drive, Lovedale Avenue, Shea Road, Hawes Avenue, Forest Park Road, Mockingbird Lane, Treadway Street, Plantation Drive, Hawes Street, Oakbrook Boulevard, Langston Court, Tex-Oak Street, Fielder Court, Mohawk Drive, Maple Avenue, Denton Drive, Manor Way, Owen Street, Bomar Avenue, Kimsey Drive, Stutz Avenue, Sadler Avenue, and Inwood Road, and being more particularly described as follows, less and except, SAVE AND EXCEPT TRACT ONE and SAVE AND EXCEPT TRACT TWO and SAVE AND EXCEPT TRACT THREE and SAVE AND EXCEPT TRACT FOUR and SAVE AND EXCEPT TRACT FIVE and SAVE AND EXCEPT TRACT SIX:

BEGINNING at a Rail Road spike found at the intersection of the northeast right-of-way line of Harry Hines Boulevard, (a variable with right-of-way), with the northwest right-of-way line of Empire Central Drive, (a variable with right-of-way), also being the South corner of a tract of land, described by deed to Manor Hospitality Corporation, recorded in Volume 97052, Page 1236, O.P.R.D.C.T. (North 6,987,525.40, East 2,473,843.13);

THENCE North 46 degrees 57 minutes 30 seconds East, departing the northeast right-of-way line of said Harry Hines Boulevard, and with said northwest right-of-way line of Empire Central, for a distance of 363.48 feet to a point for corner, being the south corner of a tract of land, described by deed to 2033 EC, Ltd., SLJ Company, GP as recorded in Instrument Number 201170008273, O.P.R.D.C.T., same being known as Lot "A", Block 2366, of said Clyde L. Gleaves Subdivision, also being the east corner of a tract of land described by deed to Robert C. Womack, trustee, recorded in Volume 2001056, Page 3087, D.R.D.C.T.;

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THENCE North 45 degrees 31 minutes 27 seconds West, departing said northwest right-of-way line, along the northeast line of said Robert C. Womack tract, for a distance of 243.31 feet to a point for corner, being the west corner of said Lot A;

THENCE North 45 degrees 10 minutes 48 seconds East, departing said northeast line, along the southeast line of a tract of land described to Diamante Homes, Inc. by deed recorded in Volume 2002186, Page 10313, D.R.D.C.T., for a distance of 134.70 feet to a point for corner, being the north corner of said Lot A, and the west corner of Lot D1, Block 2366, of said Stringfellow Subdivision;

THENCE South 45 degrees 34 minutes 46 seconds East, along the common line between said Lot A and said Lot D1, for a distance of 98.22 feet to a point for corner;

THENCE North 46 degrees 21 minutes 32 seconds East, continuing along said common line, for a distance of 4.00 feet to a point for corner;

THENCE South 45 degrees 34 minutes 46 seconds East, continuing along said common line, for a distance of 147.87 feet to a point for corner, lying in said northwest right-of-way line of Empire Central Drive;

THENCE North 46 degrees 21 minutes 32 seconds East, along said northwest right-of-way line, a distance of 78.26 feet to a point for corner, being the south corner of Lot 84C-2, of said Melvin L. Smith Subdivision, also being the east corner of Lot A of said Stringfellow Subdivision;

THENCE North 45 degrees 34 minutes 46 seconds West, departing said northwest right-of-way line, a distance of 247.78 feet to a point for corner, being the west corner of said Lot 84C-2, also lying in the southeast line of Lot 84C-3, and Lot 84C-4, Block 2366, of said Melvin L. Smith Subdivision, and the southeast line of Lot Y, and Lot Z, Block 2366, Fenton's Subdivision, an addition to the City of Dallas, as recorded in Volume 9, Page 423, M.R.D.C.T., and the southeast line of a tract of land described to America V. Flores and Jose C Flores as recorded in County Clerk's Instrument Number 201600105748, O.P.R.D.C.T., and the southeast line of a tract of land described to Rosa Flores as recorded in Volume 99143, Page 1709, D.R.D.C.T.;

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THENCE North 45 degrees 10 minutes 48 seconds East, along the northwest line of said Lot 84C-2 and Lot 84C-1, and said southeast line, for a distance of 329.33 feet to a point for corner, being the north corner of a tract of land described to Lang 2115 Empire Central, LLC, by deed recorded in Instrument Number 201100197143, O.P.R.D.C.T., and lying in the southwest line of a tract of land described to Luau Joint Venture, by deed recorded in Instrument Number 20070222801, O.P.R.D.C.T.

THENCE South 45 degrees 37 minutes 14 seconds East, along the common line between said Lang 2115 Empire Central tract and said Luau Joint Venture tract, for a distance of 250.71 feet to a point for corner, lying in the northwest right-of-way line of said Empire Central Drive, and being the south corner of said Luau Joint Venture tract;

THENCE North 45 degrees 25 minutes 08 seconds East, along said northwest right-of-way line and the southeast line of said Luau Joint Venture tract, for a distance of 125.00 feet to a metal fence post found for corner, being the south corner of a tract of land described to 1250 WDT, Ltd, by deed recorded in Instrument Number 200503566497, O.P.R.D.C.T.;

THENCE North 45 degrees 37 minutes 14 seconds West, departing said northwest right-of-way line, along the northeast line of said Luau Joint Venture tract and the southwest line of said 1250 WDT tract, for a distance of 360.31 feet to a point for corner, being the west corner of said 1250 WDT tract and the north corner of said Luau Joint Venture tract, and being on the southeast line of Lot 18, Block 2/2366, Mohawk Heights, an addition to the City of Dallas, as recorded in Volume 9, Page 61, M.R.D.C.T.;

THENCE North 44 degrees 22 minutes 45 seconds East, along the common northwest line of said 1250 WDT tract and the southeast line of said Mohawk Heights Addition, passing at a distance of 19.58 feet the southeast corner of said Lot 18, continuing in all, a total of distance 109.98 feet to a point for corner, being on the common northeast line of said 1250 WDT tract and the southwest line of a tract of land described to Iglesia De Cristo Empire Central, by deed recorded in County Clerk's Instrument Number 201200193970, O.P.R.D.C.T.;

THENCE South 45 degrees 37 minutes 14 seconds East, along said common line, for a distance of 362.30 feet to a point for corner, being on the northwest right-of-way line of said Empire Central Drive;

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THENCE North 44 degrees 49 minutes 31 seconds East, along said northwest right-of-way line and the southeast line of said Iglesia De Cristo Empire Central tract, for a distance of 161.88 feet to a point for corner;

THENCE South 45 degrees 19 minutes 02 seconds East, departing said northwest right-of-way line, over and across said Empire Central Drive, passing at 50.00 feet a point on the southeast right-of-way line of said Empire Central Drive and being on the southwest line of Lot 3, Block A1/2367, G.H. Frost Subdivision, an addition to the City of Dallas as recorded in Volume 11, Page 95, M.R.D.C.T., and being on the common northeast line of a tract of land described to BFH, Ltd., by deed recorded in County Clerk's Instrument Number 201000128560, O.P.R.D.C.T., and continuing along said common line in all, a total distance of 200.01 feet to a point for corner, and being on the southeast line of Lot 3 and a common northwest line of Lot 1, Block D/2367 of Jackson Pottery Wholesale, an addition to the City of Dallas as recorded in County Clerk's Instrument Number 200900124249, O.P.R.D.C.T.,

THENCE North 44 degrees 49 minutes 58 seconds East, along said common line, for a distance of 100.00 feet to a point for corner, being the east corner of Lot 4, Block A1/2367;

THENCE North 45 degrees 19 minutes 13 seconds West, along the common northeast line of said Lot 4, and the southeast line of a tract of land described to BFH, Ltd. by deed recorded in County Clerk's Instrument Number 20080022504, O.P.R.D.C.T., for a distance of 145.02 feet to a point for corner in the southeast right-of-way line of said Empire Central Drive (a 55.00 foot wide right-of-way at this point) as dedicated by said Jackson Pottery Wholesale addition;

THENCE North 44 degrees 49 minutes 58 seconds East, along said southeast right-of-way line and the northwest line of said BFH, Ltd. tract for a distance of 253.02 feet to a point for corner;

THENCE North 45 degrees 37 minutes 14 seconds West, over and across said Empire Central Drive, at 55.00 feet passing a point lying on the northwest right-of-way line of said Empire Central Drive, said point also lying in the common northeast line of a tract of land described to Elise Glavin and Harry Glavin by deed recorded in County Clerk's Instrument Number 200600192323, O.P.R.D.C.T., and the southwest line of said Pleasant Run/Lancaster, Ltd. tract, and continuing along said common line in all, a total distance of 421.34 feet to a point for corner, being in the southeast line of said Mohawk Heights addition;

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THENCE North 44 degrees 22 minutes 45 seconds East, along said southeast line and the common northwest line of a tract of land described to Kendrick Properties II Limited, by deed recorded in County Clerk's Instrument Number 201500141624, O.P.R.D.C.T., passing at 251.00 feet the southwest right-of-way line of Mohawk Drive (a 50 foot wide right-of-way), and continuing over and across said Mohawk Drive in all, a total distance of 301.99 feet to a point for corner in the northeast right-of-way line of Mohawk Drive and the common southwest line of Block 16/2364, Lovedale Number 2, an addition to the City of Dallas as recorded in Volume 4, Page 296, M.R.D.C.T.;

THENCE South 45 degrees 37 minutes 14 seconds East, along said northeast right-of-way line and said common line for a distance of 119.64 feet to a point for corner;

THENCE South 43 degrees 56 minutes 06 seconds West, departing said common line, over and across said Mohawk Drive, passing at 50.00 feet the southwest right-of-way line of said Mohawk Drive, and continuing along the southeast line of said Kendrick Properties II Limited tract and the common northwest line of a tract of land described to Antonio Salas and Rosario R. Salas, by deed recorded in Volume 76179, Page 1244, D.R.D.C.T., continuing in all, a total distance of 202.00 feet to a point for corner;

THENCE South 45 degrees 37 minutes 14 seconds East, along a northeast line of said Pleasant Run/Lancaster, Ltd. tract and the common southwest line of Hollywood Subdivision, an addition to the City of Dallas as recorded in Volume 12, Page 445, M.R.D.C.T., for a distance of 245.88 feet to a point for corner lying in the northwest right-of-way line of said Empire Central Drive;

THENCE North 44 degrees 49 minutes 31 seconds East, along said northwest right-of-way line for a distance of 152.00 feet to a point for corner at the intersection of said northwest right-of-way line with the southwest right-of-way line of said Mohawk Drive;

THENCE North 45 degrees 37 minutes 14 seconds West, along said southwest right-of-way line, for a distance of 5.35 feet to a point for corner;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 45 degrees 16 minutes 56 seconds East, departing said southwest right-of-way line, over and across said Mohawk Drive, passing at 50.00 feet the northeast right-of-way line of said Mohawk Drive, and continuing along the northwest right-of-way line of said Empire Central Drive and the southeast line of Block 12/2364, 14/2362, and 16/2359 in all, a total distance of 763.91 feet to a point for corner at the intersection of said northwest right-of-way line with the curving southwest right-of-way line of Maple Avenue (a 60 foot wide right-of-way), said point being at the beginning of a non-tangent circular curve to the right having a radius of 1939.88 feet and whose chord bears North 57 degrees 36 minutes 32 seconds West, and chord length of 15.20 feet to a point for corner;

THENCE Northwesterly, departing said northwest right-of-way line and along said southwest right-of-way line and with said curve through a central angle of 00 degrees 26 minutes 57 seconds, for an arc distance of 15.20 feet to a point for corner:

THENCE North 45 degrees 16 minutes 56 seconds East, non-tangent to the previous curve, departing said southwest right-of-way line over and across said Maple Avenue, passing at 61.55 feet a point at the intersection of the northwest right-of-way line of said Empire Central Drive with the curving northeast right-of-way line of said Maple Avenue, and continuing along said northwest right-of-way line and the southeast line of Block 12/2364, in all, a total distance of 82.60 feet to a point for corner;

THENCE South 45 degrees 17 minutes 52 seconds East, departing said northwest right-of-way line, over and across said Empire Central Drive, passing at 50.00 feet a point at the intersection of the southeast right-of-way line of Empire Central Drive with the northeast right-of-way line of Maple Avenue, and continuing along said northeast right-of-way line in all, a total distance of 199.54 feet to an angle point;

THENCE South 42 degrees 18 minutes 06 seconds East, continuing along said northeast right-of-way line, for a distance of 261.71 feet to a point for corner;

THENCE North 49 degrees 54 minutes 11 seconds East, departing said northeast right-of-way line and along the northwest line of a tract of land described to Jorge Garcia by deed recorded in Volume 97036, Page 4361, D.R.D.C.T., and the common southeast line of a tract of land described to Jones-Blair Paint Company, Inc. by deed recorded in Volume 5141, Page 125, M.R.D.C.T., for a distance of 423.54 feet to a point for corner;

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THENCE South 41 degrees 48 minutes 49 seconds East, continuing along said common line, for a distance of 50.00 feet to a point for corner in the southeast line of said Jorge Garcia tract, and the common northwest line of a tract of land described to the City of Dallas as recorded in Volume 69172, Page 1947, D.R.D.C.T.;

THENCE South 38 degrees 11 minutes 58 seconds West, along said common line for a distance of 198.90 feet to a point for corner;

THENCE South 28 degrees 04 minutes 01 second West, along said common line for a distance of 240.72 feet to a point for corner in the northeast right-of-way line of said Maple Avenue;

THENCE South 42 degrees 17 minutes 17 seconds East, along the northeast right-of-way line of said Maple Avenue, for a distance of 469.33 feet to a point for corner at the intersection of said northeast right-of-way line with the northwest right-of-way line of Hawes Avenue (a 50 foot wide right-of-way);

THENCE North 45 degrees 31 minutes 30 seconds East, departing said northeast right-of-way line and along the northwest right-of-way line of said Hawes Avenue, for a distance of 504.69 feet to a point for corner on the northeast line of a tract of land described to An Luxury Imports, Ltd. by deed recorded in County Clerk's Instrument Number 201700177397, and the common southwest line of a tract of land described to BROWN REALTY, by Warranty Deed recorded in Volume 85012, Page 4169, D.R.D.C.T.;

THENCE North 45 degrees 35 minutes 30 seconds West, departing said northwest right-of-way line and along said common line for a distance of 483.64 feet to a point for corner on the southeast line of the aforementioned City of Dallas tract;

THENCE North 17 degrees 19 minutes 26 seconds East, along a southeast line of said City of Dallas tract and the common northwest line of said Brown Realty tract, for a distance of 225.74 feet to a point for corner, said point being in the southwest line of a tract of land described as Tract 1 to DLFI 75235, LTD., by deed recorded in Count Clerk's Instrument Number 201800288483, O.P.R.D.C.T.;

THENCE North 45 degrees 45 minutes 02 seconds West, along a common line of said City of Dallas tract and said DLFI 75235, LTD., Tract 1 for a distance of 9.63 feet to a point for corner;

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THENCE North 45 degrees 31 minutes 30 seconds East, continuing along said common line, for a distance of 350.00 feet to a point for corner, being the north corner of said DLFI 75235, LTD., Tract 1 and being on the common southwest line of a tract of land described to Dallas Area Rapid Transit (DART) by deed recorded in Volume 88083, Page 4905, D.R.D.C.T.;

THENCE South 45 degrees 45 minutes 02 seconds East, along said common line, for a distance of 600.00 feet to a point for corner, being the east corner of said DLFI 75235, LTD., Tract 1 and being on the northwest right-of-way line of said Hawes Avenue;

THENCE North 45 degrees 31 minutes 30 seconds East, along said northwest right-of-way line for a distance of 30.32 feet to a point for corner, being the north corner of the northeast terminus of said Hawes Avenue and on the common southwest line of a tract of land described to DART by deed recorded in County Clerk's Instrument Number 20080393554, O.P.R.D.C.T.;

THENCE South 45 degrees 20 minutes 33 seconds East, along said common line with DART and the northeast terminus of said Hawes Avenue, for a distance of 45.05 feet to a point for the east corner of said terminus;

THENCE South 45 degrees 19 minutes 11 seconds West, continuing along said common line with DART and along the southeast right-of-way line of said Hawes Avenue, for a distance of 17.60 feet to a point for the north corner of a tract of land described as Tract 2 to DLFI 75235, LTD., by deed recorded in County Clerk's Instrument Number 201800288483, O.P.R.D.C.T.;

THENCE South 43 degrees 22 minutes 01 second East, departing said southeast right-of-way line and along the southwest line of said DART tract and the common northeast line of said DLFI 75235, LTD., Tract 2, for a distance of 10.62 feet to a point for corner;

THENCE North 44 degrees 38 minutes 15 seconds East, continuing along said common line, for a distance of 9.39 feet to a point for corner;

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THENCE South 45 degrees 21 minutes 45 seconds East, continuing along said common line, for a distance of 231.19 feet to a point for corner, being the east corner of said DLFI 75235, LTD., Tract 2, and being on the common northwest line of a tract of land described to Crockett Court Corporation by deed recorded in County Clerk's Instrument Number 201300067075, O.P.R.D.C.T.;

THENCE North 45 degrees 32 minutes 53 seconds East, continuing along said southwest line of DART and the common line with said Crockett Court Corporation tract for a distance of 8.50 feet to a point for corner;

THENCE South 45 degrees 20 minutes 33 seconds East, continuing along the southwest line of said DART tract and the common northeast line of said Crockett Court Corporation tract passing at a distance of 307.12 feet a point at the intersection of said southwest line of DART with the north right-of-way line of Mockingbird Lane (a 100 foot wide right-of-way), and continuing over and across said Mockingbird Lane in all, for a total distance of 407.13 feet to a point for corner on the southeast right-of-way line of Mockingbird Lane, said point being the north corner of a tract of land described to DART by deed recorded in County Clerk's Instrument Number 20070446881, O.P.R.D.C.T.;

THENCE South 45 degrees 18 minutes 50 seconds West, along the southeast right-of-way line of said Mockingbird Lane and the common northwest line of said DART tract, for a distance of 48.38 feet to a point for corner, said point being in the southwest line of said DART tract and the common northeast line of a tract of land described to Hugo V. Valdes Revocable Living Trust, by deed recorded in County Clerk's Instrument Number 201000237607, O.P.R.D.C.T.;

THENCE South 45 degrees 22 minutes 03 seconds East, departing said southeast right-of-way line and along said common line for a distance of 127.45 feet to a point for corner, said point being on the northwest right-of-way line of Fielder Court (a 44 foot wide right-of-way) and the common southeast line of said DART tract;

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THENCE North 44 degrees 37 minutes 50 seconds East, along said northwest right-of-way line for a distance of 48.32 feet to a point for corner, said point being in the southwest line of a tract of land described to DART by deed recorded in Volume 90177, Page 4219, D.R.D.C.T., and the north corner of the terminus of said Fielder Court;

THENCE South 45 degrees 20 minutes 33 seconds East, along said terminus and passing at 44.00 feet the east corner of said terminus, same being the north corner of a tract of land described to the City of Dallas by deed recorded in County Clerk's Instrument Number 201200063267, O.P.R.D.C.T., and continuing along said southwest line of DART in all, a total distance of 307.92 feet to a point for corner;

THENCE North 43 degrees 59 minutes 07 seconds East, over and across said DART tract and said Denton Drive for a distance of 103.99 feet to a point for corner, said point being the south corner of a tract of land described to Randall L. and Diane S. Newbury by deed recorded in Volume 2001006, Page 2799, D.R.D.C.T., said point being in the northeast right-of-way line of said Denton Drive and the common southwest line of a tract of land described to Viceroy Delivery LP by deed recorded in Volume 98202, Page 5864, D.R.D.C.T.;

THENCE South 45 degrees 37 minutes 53 seconds East, along said northeast right-of-way line passing at a distance of 604.32 feet the intersection of said northeast right-of-way line with the northwest right-of-way line of Manor Way (a 50.00 foot wide right-of-way), continuing over and across said Manor Way, passing at 669.20 feet the intersection of said northeast right-of-way line with the southeast right-of-way of said Manor Way at the south end of a circular corner clip, continuing along said northeast right-of-way line in all, a total distance of 1,054.47 feet to a point for corner on the common southeast line of a tract of land described to Sewell Corporation by deed recorded in County Clerk's Instrument Number 20070389860, O.P.R.D.C.T., and being the west corner of a 2.00 foot right-of-way strip dedicated by the Dream Garage Addition, an addition to the City of Dallas, as recorded in County Clerk's Instrument Number 20070293948, O.P.R.D.C.T.;

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THENCE North 43 degrees 54 minutes 53 seconds East, continuing along said northeast right-of-way line passing at 2.00 feet the northeast right-of-way line of said Denton Drive and the west corner of Lot 1, of said Dream Garage Addition, same being on the northwest line of a tract of land described to Autoscope Motorsports Ltd, by deed recorded in County Clerk's Instrument Number 20070312233, O.P.R.D.C.T., departing said northeast right-of-way line and continuing along said common southeast line and along the northwest line of said addition, in all, a total distance of 532.98 feet to a point for corner, being the north corner of Lot 2 of said addition and being on the northeast line of a tract of land described to Dreki Capital, LLC, by deed recorded in County Clerk's Instrument Number 201900228744, O.P.R.D.C.T., and being on the common southwest line of a tract of land described to Dream Garage USA, LLC, by deed recorded in County Clerk's Instrument Number 20070305309, O.P.R.D.C.T.;

THENCE South 46 degrees 10 minutes 53 seconds East, along said common line for a distance of 243.36 feet to a point for the east corner of said Lot 2, and being on the southeast line of said Lot 2 and the common northwest line of a tract of land described to JB Williams Investments LLC, by deed recorded in County Clerk's Instrument Number 20080365612, O.P.R.D.C.T.;

THENCE South 43 degrees 55 minutes 04 seconds West, along said common line and passing at a distance of 532.06 feet a point for the south corner of said Lot 2, and continuing along said common line and the northeast right-of-way line of said Denton Drive, in all, a total distance of 535.31 feet to a point for corner and being on the curving northeast right-of-way line of said Denton Drive, and being the beginning of a non-tangent circular curve to the left having a radius of 3,905.82 feet and whose chord bears South 48 degrees 01 minute 30 seconds East, a chord length of 316.92 feet;

THENCE Southeasterly, along said northeast right-of-way line and with said curve through a central angle of 04 degrees 39 minutes 01 second, for an arc distance of 317.01 feet to a point for corner at the end of said curve;

THENCE South 50 degrees 16 minutes 53 seconds East, non-tangent to the previous curve, and continuing along said northeast right-of-way line, for a distance of 87.99 feet to a point for the south corner of said JB Williams Investments LLC tract, and on the common northwest line of a tract of land described to the City of Dallas by deed as recorded in Volume 3077, Page 510, D.R.D.C.T.;

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THENCE North 43 degrees 58 minutes 05 seconds East, departing said northeast right-of-way line and along the common northwest line of said City of Dallas tract and the southeast line of said JB Williams Investments LLC tract for a distance of 538.83 feet to a point for the east corner of said JB Williams Investments LLC tract;

THENCE North 46 degrees 10 minutes 53 seconds West, continuing along a common southwest line of said City of Dallas tract and a northeast line of said JB Williams Investments LLC tract, for a distance of 128.95 feet to a point for corner, and being the south corner of a tract of land described to Ben C William Bakery Inc. by deed recorded in Volume 82068, Page 3978, D.R.D.C.T.;

THENCE North 43 degrees 54 minutes 25 seconds East, along a northwest line of said City of Dallas tract, and the common southeast line of said Ben C William Bakery Inc. tract for a distance of 196.19 feet to a point for corner;

THENCE North 56 degrees 43 minutes 05 seconds East, continuing along a northwest line of said City of Dallas tract, and the common southeast line of said Ben C William Bakery Inc. tract, passing at a distance of 335.85 feet the southwest right-of-way line of Cedar Springs Road (a 60.00 foot wide right-of-way), and continuing over and across said Cedar Springs Road in all, a total distance of 397.39 feet to a point for corner on the northeast right-of-way line of said Cedar Springs Road, and being in the common southwest line of a tract of land described to BP Venture II Ltd et al, by deed recorded in Volume 96242, Page 4713, D.R.D.C.T.;

THENCE South 46 degrees 10 minutes 53 seconds East, along said northeast right-of-way line and said common line, for a distance of 73.40 feet to a point for the south corner of said BP Venture II Ltd tract and the west corner of Knights Branch Subdivision, Section One, an addition to the City of Dallas, as recorded in Volume 82174, Page 4837, D.R.D.C.T.;

THENCE North 43 degrees 49 minutes 15 seconds East, continuing along said northeast right-of-way line for a distance of 4.34 feet to a point for corner, and being the west corner of Lot 1, Block 1/4798 of said addition;

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THENCE South 46 degrees 10 minutes 53 seconds East, continuing along said northeast right-of-way line, passing the south corner of said Lot 1 at a distance of 183.70 feet, same being the west corner of Lot 2A, Block 1/4798, Knights Branch Subdivision, Section Two, Phase One, an addition to the City of Dallas, as recorded in Volume 86088, Page 6208, D.R.D.C.T., and continuing along said northeast right-of-way line for a distance of 417.32 feet to a point for corner, being the westerly south corner of said Lot 2A;

THENCE South 43 degrees 49 minutes 09 seconds West, departing said northeast right-of-way line, over and across said Cedar Springs Road, for a distance of 64.33 feet a point on the southwest right-of-way line of said Cedar Springs Road, and being on the northeast line of Lot 1, Block 4628, Thomas J. Rusk JR. High Addition, an addition to the City of Dallas as recorded in Volume 2005095, Page 161, D.R.D.C.T., and being on the common northeast line of a tract of land described to Dallas Independent School District by deed recorded in Volume 2773, Page 66, D.R.D.C.T.;

THENCE North 46 degrees 10 minutes 53 seconds West, along said common line for a distance of 3.19 feet to a point for corner, same being the north corner of said Lot 1, and being on a northwest line of said Lot 1, Block 4628 and a common southeast line of a tract of land described to the City of Dallas by deed recorded in Volume 3077, Page 510, D.R.D.C.T.;

THENCE South 44 degrees 53 minutes 07 seconds West, departing said southwest right-of-way line and along said common line, for a distance of 565.40 feet to a point for corner;

THENCE South 21 degrees 34 minutes 07 seconds West, continuing along said common line, for a distance of 488.78 feet to a point for corner on the northeast right-of-way line of said Denton Drive;

THENCE North 50 degrees 16 minutes 53 seconds West, departing said common line and along said northeast right-of-way line, for a distance of 13.81 feet to a point for corner at the intersection of said northeast right-of-way line with the northeasterly prolongation of the northern terminus of Brown Street as abandoned by County Commissioners Court as recorded in Volume 36, Page 19, D.R.D.C.T.;

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THENCE South 36 degrees 33 minutes 39 seconds West, departing said northeast right-of-way line over and across said Denton Drive and across a tract of land described to DART by deed recorded in Volume 2001127, Page 5590, D.R.D.C.T., and with said prolongation for a distance of 126.85 feet to a point for corner on southwest line of said DART tract and the common northeast line of Lot 19A, Block B/5710, Southwestern Gage and Sales 1st Addition, an addition to the City of Dallas as recorded in Volume 81186, Page 1009, D.R.D.C.T., and being at the east corner of said terminus;

THENCE North 51 degrees 23 minutes 12 seconds West, continuing along said common line for a distance of 106.12 feet to point for corner, and being the east corner of Lot 1, Block C/5711, John Eagle Addition, an addition to the City of Dallas as recorded in County Clerk's Instrument Number 20070232958, O.P.R.D.C.T.;

THENCE South 36 degrees 11 minutes 06 seconds West, departing said common line and along the southeast line of said John Eagle Addition and the common northwest line of a tract of land described to Fairfield Sadler LLC, by deed recorded in County Clerk's Instrument Number 201500235146, O.P.R.D.C.T., for a distance of 87.18 feet to a point for corner;

THENCE South 46 degrees 18 minutes 43 seconds West, continuing along said common line for a distance of 174.04 feet to a point for corner;

THENCE South 46 degrees 10 minutes 08 seconds East, continuing along said common line for a distance of 136.05 feet to a point for corner, being on the common Block line of C/5711 and B/5710;

THENCE South 36 degrees 33 minutes 39 seconds West, along said common Block line for a distance of 352.38 feet to a point for corner;

THENCE North 46 degrees 08 minutes 10 seconds West, continuing along said common Block line for a distance of 49.58 feet to a point for corner;

THENCE South 36 degrees 29 minutes 34 seconds West, continuing along said common Block line for a distance of 50.42 feet to a point for corner;

THENCE South 46 degrees 08 minutes 10 seconds East, continuing along said common Block line for a distance of 49.48 feet to a point for corner;

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THENCE South 36 degrees 35 minutes 49 seconds West, continuing along said common Block line for a distance of 216.76 feet to a point for corner, being the west corner of a tract of land described to Nancy H. Feaster by deed recorded in Volume 2004138, Page 7469, D.R.D.C.T., and being on the common northeast line of a tract of land described to Maple Walk, LP by deed recorded in County Clerk's Instrument Number 201600017927, O.P.R.D.C.T.;

THENCE South 56 degrees 00 minutes 35 seconds East, departing said common Block line and along said common line for a distance of 179.10 feet to a point for corner;

THENCE North 44 degrees 00 minutes 45 seconds East, continuing along said common line for a distance of 38.76 feet to a point for corner, and being on the common southwest line of a tract of land described to Rudy Ced by deed recorded in Volume 2003047, Page 10189, O.P.R.D.C.T.;

THENCE South 40 degrees 40 minutes 28 seconds East, along said common line for a distance of 50.22 feet to a point for corner;

THENCE North 44 degrees 00 minutes 45 seconds East, continuing along said common line for a distance of 5.11 feet to a point for corner;

THENCE South 45 degrees 10 minutes 43 seconds East, continuing along said common line for a distance of 86.95 feet to a point for corner, being at the south corner of a tract of land described to Offinwood, LLC, by deed recorded in County Clerk's Instrument Number 20070397197, O.P.R.D.C.T.;

THENCE North 43 degrees 43 minutes 29 seconds East, along said common line for a distance of 147.01 feet to a point for corner, being on the southwest right-of-way line of Sadler Avenue (a 50.00 foot wide right-of-way) as shown by said Maple Lawn Terrace addition;

THENCE North 46 degrees 04 minutes 16 seconds West, departing said common line and along said southwest right-of-way line for a distance of 113.18 feet to a point for the beginning of a non-tangent circular curve to the right having a radius of 75.00 feet and whose chord bears North 01 degree 04 minutes 20 seconds West, for a chord length of 106.07 feet;

THENCE in a Northwesterly and Northeasterly direction, along said right-of-way line and with said curve through a central angle of 90 degrees 00 minutes 00 seconds for an arc distance of 117.81 feet to the end of said curve;

THENCE North 43 degrees 55 minutes 44 seconds East, non-tangent to the previous curve and along the northwest right-of-way line of Sadler Avenue for a distance of 175.00 feet to a point for corner, being the east corner of Lot 12 and the south corner of Lot 13 of said Maple Lawn Terrace addition;

THENCE South 46 degrees 04 minutes 16 seconds East, departing said northwest right-of-way line, over and across said Sadler Avenue, passing the southeast right-of-way line of Sadler Avenue at a distance of 50.00 feet, said point being on the southwest line of said Fairfield Sadler LLC, tract and the common northeast line of a tract of land described to Maplewood Partners, Ltd. by deeds recorded in County Clerk's Instrument Numbers 201400127539, 201400299491, and 201400127539, O.P.R.D.C.T., and

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continuing along said common line in all, a total distance of 350.00 feet to a point for corner, being on the northwest right-of-way line of said Inwood Road;

THENCE North 43 degrees 55 minutes 44 seconds East, departing said common line and along said right-of-way line for a distance of 1.51 feet to a point for corner;

THENCE South 46 degrees 09 minutes 12 seconds East, departing said right-of-way line, over and across said Inwood Road, passing at a distance of 80.33 feet the north corner of a tract of land described to 2608 Inwood, Ltd., by deed recorded in County Clerk's Instrument Number 20080152449, O.P.R.D.C.T., and continuing along an offset in the southeast right-of-way line of Inwood Road, passing at 10.00 feet a point on the southeast right-of-way line of Inwood Road, same point being on a common southwest line of a tract of land described to DART by deeds recorded in County Clerk's Instrument Numbers 20080332159, and 20060252124 O.P.R.D.C.T., and continuing along said common line in all, a total distance of 374.57 feet to a point for corner, and being the east corner of Lot 3, Block A/5708, of said Maple Inwood Phase One addition;

THENCE South 43 degrees 50 minutes 48 seconds West, along said common line for a distance of 200.00 feet to a point for corner, being the south corner of said Lot 3, and being on the common northeast line of Lot 1, Block A/5708, Autozone Inwood Addition, an addition to the City of Dallas as recorded in Volume 94037, Page 4495, D.R.D.C.T., said Lot 1 being described to Autozone, Inc. by deed recorded in Volume 93237, Page 1834, D.R.D.C.T.;

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THENCE North 46 degrees 09 minutes 07 seconds West, along said common line for a distance of 284.13 feet to a point for corner on the southeast right-of-way line of said Inwood Road;

THENCE South 43 degrees 48 minutes 48 seconds West, along said southeast right-of-way line and the northwest line of said Autozone, Inc. tract for a distance of 141.99 feet to a point for corner;

THENCE North 46 degrees 14 minutes 53 seconds West, along an offset in said southeast right-of-way line for a distance of 8.00 feet to a point for corner;

THENCE South 43 degrees 48 minutes 48 seconds West, continuing along said southeast right-of-way line for a distance of 91.40 feet to a point for corner;

THENCE South 46 degrees 14 minutes 53 seconds East, along an offset in said southeast right-of-way line for a distance of 8.00 feet to a point for corner, and being on the northwest line of Lot 2, Block A/5708, Racetrac Addition, an addition to the City of Dallas, as recorded in Volume 95210, Page 6006, D.R.D.C.T.;

THENCE South 43 degrees 48 minutes 48 seconds West, continuing along said southeast right-of-way line, passing at a distance of 219.87 feet the north end of a corner clip at the intersection of said southeast right-of-way line with the northeast right-of-way line of said Maple Avenue, and continuing along the southwesterly prolongation of said southeast right-of-way line, over and across Maple Avenue in all, a total distance of 302.35 feet to a point for corner, being at the intersection of said prolongation with the southwest right-of-way line of said Maple Avenue;

THENCE North 46 degrees 14 minutes 32 seconds West, departing said southeast right-of-way line, over and across said Inwood Road, passing at a distance of 90.63 feet the intersection of said southwest right-of-way line with the northwest right-of-way line of said Inwood Road, continuing along said southwest right-of-way line and the common northeast line of a tract of land described to Kano-Maile, Ltd., by deed recorded in Volume 95131, Page 1503, D.R.D.C.T. in all, a total distance of 583.63 feet to a point for corner, said point being on the southeast line of Lot 24, Block D/2371, of said Maple Grove Acres addition;

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City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE South 43 degrees 43 minutes 48 seconds West, departing said southwest right-of-way line and along the common southeast line of a tract of land described to Leslie Vernon Stark, Trustee of the Ollie Vernon Stark and Helen Marie Stark Family Living Trust by deed recorded in County Clerk's Instrument Number 201600300619, O.P.R.D.C.T., for a distance of 170.04 feet to a point for corner, being the east corner of Lot 22A, Block D/2371, Haynes Investments Addition, an addition to the City of Dallas as recorded in Volume 86249, Page 5675, D.R.D.C.T., and being on the common northeast line of a tract of land described to Lisa A. Reed, by deed recorded in County Clerk's Instrument Number 201200059155, O.P.R.D.C.T.;

THENCE North 46 degrees 13 minutes 00 seconds West, along said common line for a distance of 271.74 feet to a point for the north corner of said Lot 22A, said point being on the southeast right-of-way line of Stutz Avenue (a 53.00 foot wide right-of-way at this point);

THENCE South 43 degrees 44 minutes 41 seconds West, along said southeast right-of-way line for a distance of 160.00 feet to a point for corner, and being on the southwest line of said Lisa A. Reed tract and the common northeast line of Lot 21, of said Maple Grove Acres addition;

THENCE South 46 degrees 13 minutes 00 seconds East, departing said southeast right-of-way line and along said common line for a distance of 271.77 feet to a point for corner, said point being on the northwest line of said Kano-Maile, Ltd. tract, and a common southeast line of a tract of land described to Viceroy Inwood, LP, by deed recorded in Volume 2005006, Page 13460, D.R.D.C.T.;

THENCE South 43 degrees 41 minutes 56 seconds West, along said common line for a distance of 14.96 feet to a point for corner, being on a northeast line of said Viceroy Inwood, LP. Tract and common southwest line of said Kano-Maile, Ltd. tract;

THENCE South 46 degrees 14 minutes 32 seconds East, along said common line, passing at a distance of 493.00 feet a point in the northwest right-of-way line of Inwood Road, and continuing along an offset in said northwest right-of-way line passing at a distance of 6.61 feet the east corner of Lot 32, Block D/2371, of said Forest Park addition, and departing said northwest right-of-way line, over and across said Inwood Road in all, a total distance of 584.61 feet to a point for corner on the southeast right-of-way line of Inwood Road, and on the common northwest line of a tract of land described to Dallas Independent School District by deed recorded in Volume 94137, Page 2503, D.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE South 43 degrees 50 minutes 40 seconds West, along said common line for a distance of 325.71 feet to a point for corner, and being on the common northeast line of a tract of land described to Betty Sue Davis by deed recorded in Volume 96104, Page 2394, D.R.D.C.T.;

THENCE North 46 degrees 09 minutes 20 seconds West, along said common line and along an offset in said southeast right-of-way line for a distance of 15.00 feet to a point for corner;

THENCE South 43 degrees 50 minutes 40 seconds West, continuing along said southeast right-of-way line for a distance of 50.00 feet to a point for corner;

THENCE South 46 degrees 09 minutes 20 seconds East, along an offset in said southeast right-of-way line for a distance of 15.00 feet to a point for corner, and being on the common northwest line of a tract of land described to The Board of Regents of the University of Texas System by deed recorded in Volume 2004155, Page 601, D.R.D.C.T.;

THENCE South 43 degrees 50 minutes 40 seconds West, along said southeast right-of-way line and said common line for a distance of 282.04 feet to a point for corner;

THENCE North 46 degrees 09 minutes 40 seconds West, departing said southeast right-of-way line, over and across said Inwood Road, passing at 97.25 feet a point on the curving northwest right-of-way line of said Inwood Road, being the south corner of Lot 31A, Block D/2371, and being an east corner of Lot 13A, Block D/2371, of said Forest Park Apartments addition, same being on the southwest line of a tract of land described to Cooper Residential, LLC, by deed recorded in County Clerk's Instrument Number 201700029132 and the common northeast line of a tract of land described to Unified Housing of Inwood, LLC., by deed recorded in Volume 2003248, Page 50, D.R.D.C.T., and departing said northwest right-of-way line and along said common line in all, a total distance of 155.81 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (controlling monument) for corner;

THENCE North 04 degrees 14 minutes 24 seconds East, along said common line for a distance of 51.91 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (controlling monument) for corner;

THENCE North 43 degrees 50 minutes 20 seconds East, along said common line for a distance of 81.42 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (controlling monument) for corner;

THENCE North 46 degrees 09 minutes 40 seconds West, along said common line for a distance of 179.43 feet to a point for corner;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

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City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 03 degrees 41 minutes 33 seconds East, along said common line for a distance of 132.11 feet to a point for corner, and being on the southwest line of a tract of land described to Inwood Self Storage by deed recorded in Volume 98101, Page 5949, D.R.D.C.T.;

THENCE North 46 degrees 17 minutes 50 seconds West, along said common line for a distance of 129.05 feet to a point for corner, said point being in the common southeast line of a tract of land described to Viceroy Post, LP., by deed recorded in County Clerk's Instrument Number 201200131677, O.P.R.D.C.T.;

THENCE South 43 degrees 21 minutes 57 seconds West, along said common line for a distance of 41.00 feet to a point for corner;

THENCE North 46 degrees 12 minutes 49 seconds West, along said common line, passing at a distance of 268.91 feet a 3-inch found aluminum disk stamped "RPLS 5230" (controlling monument) for the west corner of said Viceroy Post, LP., tract on the southeast right-of-way line of said Stutz Avenue, and continuing over and across Stutz Avenue in all, a total distance of 318.95 feet to a point for corner on the northwest right-of-way line of Stutz Avenue;

THENCE North 41 degrees 28 minutes 06 seconds East, along said northwest right-of-way line for a distance of 200.04 feet to a point for corner;

THENCE South 46 degrees 14 minutes 03 seconds East, departing said northwest right-of-way line, over and across Stutz Avenue, passing at a distance of 50.00 feet a point on the southeast right-of-way line of Stutz Avenue, and being on the common southwest line of a tract of land described to AZM Properties, LLC., by deed recorded in County Clerk's Instrument Number 201200061842, O.P.R.D.C.T., and departing said southeast right-of-way line and continuing along said common line in all, a total distance of 325.57 feet to a point for corner;

THENCE North 43 degrees 41 minutes 51 seconds East, along the southeast line of said AZM Properties LLC., tract and a common northwest line of said Viceroy Inwood LP, tract for a distance of 200.63 feet to a point for corner, being on the northeast line of Lot 20, Block D/2371, Forest Park Condominiums, an addition to the City of Dallas as recorded in County Clerk's Instrument Number 20080116050, O.P.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

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MSD SURVEY

Between Inwood Road and Adeline Street
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Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 46 degrees 11 minutes 10 seconds West, along said common line, passing at 275.04 feet a 1-inch found iron pipe (controlling monument) on the southeast right-of-way line of Stutz Avenue, and continuing over and across Stutz Avenue in all, a total distance of 325.04 feet to a point for corner on the northwest right-of-way line of Stutz Avenue as recorded in County Clerk's Instrument Number 20080116050, O.P.R.D.C.T.;

THENCE North 43 degrees 43 minutes 48 seconds East, along said northwest right-of-way line for a distance of 266.85 feet to a point for corner, being on the southwest line of a tract of land described to Kimsey Stutz, LLC., by deed recorded in County Clerk's Instrument Number 201600175316, O.P.R.D.C.T.;

THENCE North 45 degrees 45 minutes 57 seconds West, departing said northwest right-of-way line and along said southwest line for a distance of 175.00 feet to a point for corner, and being in the common southeast line of a tract of land described to Southwestern GPPG, LLC., by deed recorded in County Clerk's Instrument Number 201400169251, O.P.R.D.C.T.;

THENCE North 43 degrees 43 minutes 48 seconds East, along said common line for a distance of 155.00 feet to a point for corner, said point being in the southwest right-of-way line of said Maple Avenue;

THENCE North 45 degrees 45 minutes 57 seconds West, along said southwest right-of-way line for a distance of 177.59 feet to a point for corner;

THENCE North 44 degrees 14 minutes 11 seconds East, departing said southwest right-of-way line, over and across Maple Avenue, passing at a distance of 60.00 feet a point on the northeast right-of-way line of Maple Avenue, and being in the common northwest line of a tract of land described to Kimsey Stutz, LLC., by deed recorded County Clerk's Instrument Number 201600175316, O.P.R.D.C.T., and continuing along said common line in all, a total distance of 287.11 feet to a point for corner;

THENCE South 46 degrees 05 minutes 25 seconds East, along a northeast line of said Kimsey Stutz, LLC., tract for a distance of 149.98 feet to a point for corner, said point being on the northwest right-of-way line of Kimsey Drive (a 50.00 foot wide right-of-way) as shown on Kimsey Place, an addition to the City of Dallas, as recorded in County Clerk's Instrument Number 201500077001, O.P.R.D.C.T., and amended as recorded in County Clerk's Instrument Number 201500301294, O.P.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

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THENCE North 44 degrees 14 minutes 11 seconds East, along said northwest right-of-way line, passing at a distance of 774.90 feet a 1-inch found iron pipe (controlling monument), for the south corner of a tract of land described to DART by deed recorded in Volume 2005028, Page 1510, D.R.D.C.T., and continuing along said southwest line and said northwest right-of-way line in all, a total distance of 835.01 feet to a point for corner, said point being the in the curving southwest line of DART as described by deed recorded in Volume 2001127, Page 5590, D.R.D.C.T., and being the beginning of a non-tangent circular curve to the right having a radius of 2,884.53 feet, and whose chord bears North 48 degrees 49 minutes 00 seconds West, a chord length of 261.14 feet;

THENCE in a Northwesterly direction, departing said northwest right-of-way line and with said curve through a central angle of 05 degrees 11 minutes 20 seconds, for an arc distance of 261.23 feet to a point for corner at the end of said curve;

THENCE North 45 degrees 39 minutes 44 seconds West, non-tangent to the previous curve and along said southwest line of DART for a distance of 204.07 feet to a point for corner, being the north corner of Lot 1, Block 5721, Architectural Carpentry Materials, an addition to the City of Dallas as recorded in Volume 81225, Page 2866, D.R.D.C.T., and being the east corner of the southeastern terminus of Owen Street (a 50.00 foot wide right-of-way);

THENCE South 45 degrees 07 minutes 08 seconds West, departing said southwest line of DART and along said terminus and the northwest line of a tract of land described to Ben Calvary by deed recorded in Volume 80133, Page 1131, D.R.D.C.T., for a distance of 86.38 feet to a PK nail found (controlling monument) for the south corner of said terminus, and being the beginning of a non-tangent circular curve to the right, having a radius of 50.00 feet and whose chord bears North 39 degrees 13 minutes 20 seconds West, a chord length of 76.79 feet, and being on the common northeast line of a tract of land described to 6115 Denton, LLC, by deed recorded in County Clerk's Instrument Number 201100339105, O.P.R.D.C.T.;

THENCE in a Northwesterly and Northeasterly direction, along said common line and the curving southwest right-of-way line of said Owen Street, and with said curve through a central angle of 100 degrees 20 minutes 05 seconds for an arc distance of 87.56 feet to a point at the end of said curve, and being the beginning of a non-tangent circular curve to the left having a radius of 50.00 feet and whose chord bears North 17 degrees 39 minutes 00 seconds West, a chord length of 47.86 feet;

THENCE in a Northeasterly and Northwesterly direction, continuing along said common line and the curving southwest right-of-way line of said Owen Street, and with said curve through a central angle of 57 degrees 11 minutes 17 seconds, for an arc distance of 49.91 feet to a point at the end of said curve;

THENCE North 45 degrees 18 minutes 41 seconds West, continuing along said right-of-way line for a distance of 165.61 feet to a point for corner, and being on the northwest line of Block 5721 and the southeast line of Lot 17, Block 1/2448, Maple View Addition, an addition to the City of Dallas as recorded in Volume 3, Page 311, M.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

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City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 44 degrees 04 minutes 29 seconds East, continuing along said right-of-way line for a distance of 3.48 feet to a point for corner, being the east corner of a tract of land described to Carolyn McClain by deed recorded in Volume 81082, Page 2727, D.R.D.C.T.;

THENCE North 45 degrees 37 minutes 53 seconds West, continuing along said right-of-way line for a distance of 122.98 feet to a point for corner at the intersection of said southwest right-of-way line with the southeast right-of-way line of Bomar Avenue (a 50.00 foot wide right-of-way);

THENCE South 44 degrees 04 minutes 29 seconds West, along said southeast right-of-way line of Bomar Avenue for a distance of 465.37 feet to a point for corner;

THENCE North 46 degrees 23 minutes 31 seconds West, departing said southeast right-of-way line, over and across Bomar Avenue, passing at 50.00 feet a point on the northwest right-of-way line of Bomar Avenue, said point being on the southwest line of a tract of land described in deed to Kilpatrick Equipment Co. recorded in Volume 68008, Page 910, D.R.D.C.T, and the northeast line of a tract of land described in deed to BARRY A. & TERRI J. MARTIN recorded in Instrument number 20070186640, O.P.R.D.C.T., and continuing along said common line for a total distance of 173.48 feet to a point for corner, and being on the northwest line of Block 2/2449 and the common southeast line of Block 1/2450, Second Installment of Maple View Addition, an addition to the City of Dallas as recorded in Volume 4, Page 81, M.R.D.C.T.;

THENCE North 44 degrees 04 minutes 29 seconds East, along said Block line, a distance of 59.99 feet a westerly corner of Lot 11A, Block 1/2449, Quigley Addition, an addition to the City of Dallas recorded in Volume 98024, Page 5, D.R.D.C.T

THENCE South 46 degrees 25 minutes 31 seconds East, along the common line of said Kilpatrick Equipment Co. tract and said Lot 11A, a distance of 123.48 feet to the northwest right-of-way line of Bomar Avenue and the east corner of said Kilpatrick Equipment Co. tract;

THENCE North 44 degrees 04 minutes 29 seconds East, along the southeast line of said Lot 11A and said northwest right-of-way line, a distance of 179.95 feet, to the east corner of a tract of land described in deed to Habitats by B&D recorded in Volume 97163, Page 2150, D.R.D.C.T., same being the south corner of a tract of land described in deed to 6211 Owens LLC recorded in County Clerk's Instrument Number 201500143162, O.P.R.D.C.T.;

THENCE North 46 degrees 26 minutes 25 seconds West, departing said northwest right-of-way line and along the common line of said Habitats by B&D tract and said 6211 Owens LLC tract, a distance of 123.50 feet, to the southwest line of a tract of land described to Afghanipour Samad, by deed recorded in Volume 95003, Page 2153, D.R.D.C.T., same being on the northwest line of Block 2/2449 and the common southeast line of Block 1/2450, Second Installment of Maple View Addition, an addition to the City of Dallas as recorded in Volume 4, Page 81, M.R.D.C.T.;

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THENCE South 44 degrees 04 minutes 29 seconds West, along said Block line, passing at a distance of 6.50 feet the south corner of said Afghanipour Samad tract, same being the east corner of a tract of land described in deed to CZYEA Properties, LLC recorded in Instrument Number 201300225810, O.P.R.D.C.T., continuing along the common line of said Habitats by B&D tract and CZYEA Properties, LLC tract, passing at a distance of 53.49 feet, the west corner of said Habitats by B&D tract, same being an easterly corner of said Lot 11A, for a total distance of a distance of 66.00 feet, to the south corner of CZYEA Properties, LLC tract, same being the common line of said CZYEA Properties, LLC and said Lot 11A;

THENCE North 46 degrees 25 minutes 31 seconds West, departing said Block line and along said common line passing at 122.81 feet the southeast right-of-way line of Manor Way (a 50.00 foot wide right-of-way), and continuing over and across Manor Way in all, a total distance of 172.81 feet to a point for corner, and being on the northwest right-of-way line of Manor Way;

THENCE North 44 degrees 06 minutes 51 seconds East, along said northwest right-of-way line for a distance of 59.54 feet to a point for corner;

THENCE South 46 degrees 25 minutes 31 seconds East, departing said northwest right-of-way line over and across Manor Way, at 50.00 feet passing a point on the southeast right-of-way line of Manor Way, and being on the northeast line of said CZYEA Properties, LLC tract, and the common southwest line of said Afghanipour Samad tract, and continuing along said common line in all, a total distance of 172.64 feet to a point for corner, being in the southeast line of said Block 1/2450;

THENCE North 44 degrees 04 minutes 29 seconds East, along said Block line for a distance of 118.99 feet to a point for corner, and being on the northeast line of a tract of land described to 2710 Manor Way LLC, by deed recorded in County Clerk's Instrument Number 201300264056, O.P.R.D.C.T., and the southwest line of a tract of land described to Leonard Sloan & Associates, Inc., by deed recorded in Volume 96096, Page 877, D.R.D.C.T.;

THENCE North 46 degrees 25 minutes 31 seconds West, departing said Block line and along said common line, passing at 122.57 feet the southeast right-of-way line of Manor Way, continuing over and across Manor Way, passing at 50.00 feet a point on the northwest right-of-way line of Manor Way, said point being on the northeast line of a tract of land described to Robert L. Davis by deed recorded in Volume 81002, Page 65, D.R.D.C.T., and the common southwest line of a tract of land described to The Humane Society of Dallas County by deed recorded in County Clerk's Instrument Number 201300134527, O.P.R.D.C.T., and continuing along said common line in all, a total distance of 295.14 feet to a point for corner, and being on the northwest line of said Humane Society of Dallas County tract and the common southeast line of Lot 12-A, Block 2/2451, Manor Place, an addition to the City of Dallas as recorded in Volume 84219, Page 4607, D.R.D.C.T.;

THENCE North 44 degrees 08 minutes 55 seconds East, along said common line, passing at 119.34 feet the west corner of the northwest terminus of Owen Street, and continuing at 50.00 feet passing the north corner of said terminus, and continuing in all, a total distance of 209.33 feet to a point for corner on the northeast line of a tract of land described to DART by deed recorded in Volume 90177, Page 4219, D.R.D.C.T., same being the common southwest right-of-way line of said Denton Drive;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

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City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres

THENCE North 45 degrees 37 minutes 53 seconds West, along said common line for a distance of 491.40 feet to a point for corner, and being at the intersection of the northeast prolongation of the southeast line of Block 4723, R.G. & H.J Harris Subdivision No. 2, an addition to the City of Dallas as recorded in Volume 6, Page 299, M.R.D.C.T.;

THENCE South 44 degrees 32 minutes 11 seconds West, along said prolongation passing at 40.00 feet the east corner of the southeast terminus of Denton Drive (a 50.00 foot wide right-of-way), and continuing along said terminus in all, a total distance of 89.99 feet to a point for the south corner of said terminus;

THENCE North 45 degrees 37 minutes 53 seconds West, along the southwest right-of-way line of Denton Drive, passing at 76.49 feet a point at the intersection of said southwest right-of-way line with the southeast right-of-way line of Egan Avenue (a 50.00 foot wide right-of-way), and continuing over and across Egan Avenue, passing at 50.00 feet a point at the intersection of said southwest right-of-way line with the northwest right-of-way line of Egan Avenue, and continuing along said southwest right-of-way line in all, a total distance of 207.66 feet to a point for the west corner of the northwest terminus of said Denton Drive, and being in the northwest line of Block 4723 and the common southeast line of Block 4493;

THENCE South 43 degrees 53 minutes 03 seconds West, along said common line for a distance of 9.99 feet to a point for corner, and being on the northeast line of a tract of land described to Mockingbird 2720, LLC., by deed recorded in County Clerk's Instrument Number 201400205613, O.P.R.D.C.T., and being on the common southwest line of a tract of land described to the City of Dallas, by deed recorded in County Clerk's Instrument Number 201200063267, O.P.R.D.C.T.;

THENCE North 45 degrees 37 minutes 44 seconds West, departing said Block line and along said common line for a distance of 126.78 feet to a point for corner, and being on the southwest right-of-way line of said Fielder Court;

THENCE South 44 degrees 37 minutes 50 seconds West, along said southwest right-of-way line for a distance of 37.16 feet to a point for corner;

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THENCE North 45 degrees 22 minutes 03 seconds West, departing said southwest right-of-way line over and across Fielder Court, passing at 44.00 feet a point on the northwest right-of-way line of Fielder Court, same being on the northeast line of a tract of land described to Mockingbird 2720, LLC., by deed recorded in County Clerk's Instrument Number 201400205613, O.P.R.D.C.T., same being on the common southwest line of a tract of land described to Hugo V. Valdes Revocable Living Trust, by deed recorded in County Clerk's Instrument Number 201000237607, O.P.R.D.C.T., and continuing along said common line in all, a total distance of 172.05 feet to a point for corner, being on the southeast right-of-way line of said Mockingbird Lane;

THENCE South 45 degrees 18 minutes 50 seconds West, along said southeast right-of-way line for a distance of 100.00 feet to a point for corner, and being on the southwest line of a tract of land described to TA & A Inc., by deed recorded in County Clerk's Instrument Number 201500266035, O.P.R.D.C.T., and being on the common northeast line of a tract of land described to Maplebird, LP., by deed recorded in County Clerk's Instrument Number 201500265913, O.P.R.D.C.T.;

THENCE South 45 degrees 18 minutes 20 seconds East, departing said southeast right-of-way line and along said common line for a distance of 129.25 feet to a point for corner on the northwest right-of-way line of said Fielder Court;

THENCE North 44 degrees 37 minutes 50 seconds East, along said northwest right-of-way line for a distance of 24.27 feet to a point for corner;

THENCE South 45 degrees 47 minutes 06 seconds East, departing said northwest right-of-way line over and across Fielder Court, passing at 44.00 feet a point on the southeast right-of-way line of Fielder Court, and being on the northeast line of a tract of land described to Garza Ventures, by deed recorded in Volume 91130, Page 2353, D.R.D.C.T., and being on the common southwest line of a tract of land described to Angel Sergio Garza & Rosalinda Garza, by deed recorded in Volume 2000025, Page 2263, D.R.D.C.T., and continuing along said common line in all, a total distance of 171.83 feet to a point for corner, and being in the southeast line of Block 4493 and the northwest line of Block 4723;

THENCE South 43 degrees 48 minutes 12 seconds West, along said Block line for a distance of 300.96 feet to a point for corner, and being on the northeast line of a tract of land described to R. Jackson Keller Trust, by deed recorded in Volume 2005127, Page 7597, D.R.D.C.T., and being on the common southwest line of a tract of land described to Ray Hallford, by deed recorded in Volume 2005161, Page 7182, D.R.D.C.T.;

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THENCE North 45 degrees 22 minutes 03 seconds West, departing said Block line and along said common line for a distance of 132.17 feet to a point for corner, being in the southeast right-of-way line of said Fielder Court;

THENCE South 44 degrees 37 minutes 53 seconds West, along said southeast right-of-way line for a distance of 99.62 feet to a point for corner;

THENCE North 45 degrees 18 minutes 20 seconds West, departing said southeast right-of-way line over and across Fielder Court, passing at 44.00 feet a point on the northwest right-of-way line of Fielder Court, and being on the northeast line of a tract of land described to Trevino Properties, Ltd., by deed recorded in Volume 94225, Page 3005, D.R.D.C.T., and being on the common southwest line of a tract of land described to Ray Hallford, by deed recorded in Volume 2005161, Page 7182, D.R.D.C.T., and continuing along said common line in all, a total distance of 177.71 feet to a point for corner, said point being on the southeast right-of-way line of said Mockingbird Lane;

THENCE South 45 degrees 18 minutes 50 seconds West, along said southeast right-of-way line for a distance of 173.04 feet to a point for corner;

THENCE North 44 degrees 38 minutes 28 seconds West, departing said southeast right-of-way line over and across Mockingbird Lane, passing at 100.00 feet a point on the northwest right-of-way line of Mockingbird Lane, and being on the northeast line of a tract of land described to LG Maple Mockingbird, LLC, by deed recorded in County Clerk's Instrument Number 201600144479, O.P.R.D.C.T., and being on the common southwest line of a tract of land described to SPC Mockingbird Depot LLC, by deed recorded in County Clerk's Instrument Number 201300244020, O.P.R.D.C.T., and a tract of land described to Rearden Investment Partners VI, Inc., by deed recorded in County Clerk's Instrument Number 201300244019, O.P.R.D.C.T., and continuing along said common line in all, a total distance of 391.54 feet to a point for corner, said point being on the southeast line of a tract of land described to Southwest Airlines Co., by deed recorded in County Clerk's Instrument Number 201500272695, O.P.R.D.C.T.;

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THENCE South 45 degrees 24 minutes 16 seconds West, along the southeast line of said Southwest Airlines Co. tract and the northwest line of said LG Maple Mockingbird, LLC tract, a distance of 182.03 feet to the north corner of Lot 2, Block 2570, Encino Commercial Addition, an addition to the City of Dallas, recorded in Volume 93157, Page 5375, D.R.D.C.T., and being on the northeast line of a tract of land described to Margaret T. Moore, Trustee of the Margaret T. Moore Revocable Trust by deed recorded in County Clerk's Instrument Number 201700298174, O.P.R.D.C.T.;

THENCE South 44 degrees 38 minutes 28 seconds East, along the common northeast line of said Lot 2 and said Moore Revocable Trust tract, and the southwest line of said LG Maple Mockingbird, LLC tract, passing at a distance of 291.69 feet the east corner of Lot 2 and the northwest right-of-way line of Mockingbird Lane, continuing over and across Mockingbird Lane in all, a total distance of 391.83 feet to a point for corner in the northwest line of a tract of land described to Melnic, Ltd., by deed recorded in County Clerk's Instrument Number 201300236774, O.P.R.D.C.T., said point being on the southeast right-of-way line of Mockingbird Lane;

THENCE North 45 degrees 18 minutes 50 seconds East, along the southeast right-of-way line of Mockingbird Lane and the said northwest line of said Melnic, Ltd. tract, a distance of 105.07 feet to a 1-inch found iron pipe (controlling monument) for corner, and being in the southwest line of a tract of land described to Trevino Properties, Ltd., by deed recorded in Volume 94230, Page 5365, D.R.D.C.T.;

THENCE South 45 degrees 18 minutes 20 seconds East, departing said southwest right-of-way line and along said common line, passing at 136.70 feet a point on the northwest right-of-way line of said Fielder Court, and continuing over and across Fielder Court in all, a total distance of 180.69 feet to a point for corner in the southeast right-of-way line of said Fielder Court;

THENCE South 44 degrees 37 minutes 50 seconds West, along said southeast right-of-way line, passing at 249.20 feet a point at the intersection of said southeast right-of-way line with the northeast right-of-way line of said Maple Avenue, continuing along the southwest prolongation of said southeast right-of-way line over and across said Maple Avenue in all, a total distance of 309.20 feet to a point for corner at the intersection of said prolongation with the southwest right-of-way line of said Maple Avenue;

THENCE North 46 degrees 20 minutes 39 seconds West, along said southwest right-of-way line for a distance of 189.14 feet a point for corner at the intersection of said southwest right-of-way line with the southeast right-of-way line of said Mockingbird Lane;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE South 46 degrees 10 minutes 36 seconds West, along said southeast right-of-way line, for a distance of 15.99 feet to a point for corner;

THENCE North 43 degrees 49 minutes 24 seconds West, over and across said Mockingbird Lane, for a distance of 100.00 feet to a point for the south end of a right-of-way corner clip at the intersection of said southwest right-of-way line of Maple Avenue and the northwest right-of-way line of said Mockingbird Lane;

THENCE North 00 degrees 01 minutes 56 seconds West, along said right-of-way corner clip, for a distance of 20.76 feet to a point for corner at the north end of said right-of-way corner clip, lying in said southwest right-of-way line of Maple Avenue and being the southeast corner of West Love Addition, Phase 2, an addition to the City of Dallas as recorded in County Clerk's Instrument Number 201600349652, O.P.R.D.C.T.;

THENCE North 46 degrees 14 minutes 28 seconds West, along said southwest right-of-way line and the common northeast line of a tract of land described to Greenway-Mockingbird, LP., as recorded in County Clerk's Instrument Number 200600441187, O.P.R.D.C.T., and continuing along said common line, passing at 185.39 feet the northeast corner of Lot 3, Block E/2367 of said addition, and continuing along said southwest right-of-way line in all, a total distance of 211.70 feet to a point for corner on the northwest line of Common Area B of said addition, said point being on the common southeast line of a tract of land described to 6627 Maple Avenue, LLC., be deed as recorded in County Clerk's Instrument Number 201500207647, O.P.R.D.C.T.;

THENCE South 44 degrees 59 minutes 36 seconds West, departing said southwest right-of-way line and along said common line for a distance of 312.11 feet to a point for corner, and being the southerly east corner of Lot 5, Block E/2367, of said addition, same being on the southwest line of said 6627 Maple Avenue, LLC., tract, and the common northeast line of a tract of land described to Mockingbird Venture Partners, LLC., by deed recorded in County Clerk's Instrument Number 200900077070, O.P.R.D.C.T.;

THENCE North 45 degrees 00 minutes 24 seconds West, along said common line for a distance of 202.80 feet to a point for corner;

THENCE North 44 degrees 59 minutes 36 seconds East, continuing along said common line for a distance of 307.74 feet to a point for corner, being the northerly east corner of said Lot 5 and being on the southwest right-of-way line of said Maple Avenue;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

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THENCE North 46 degrees 14 minutes 28 seconds West, along said southwest right-of-way line and the common northeast line of said Mockingbird Venture Partners, LLC., tract, passing at 120.57 feet the north corner of said Lot 5, and the southeast line of Common Area A by said addition, and continuing along said southwest right-of-way line in all, a total distance of 147.44 feet to a point for corner on the northwest line of Common Area A by said addition, and being on the common southeast line of a tract of land described to Dallas Power & Light Company (DP&L) by deed recorded in Volume 85080, Page 4483, D.R.D.C.T.;

THENCE South 45 degrees 12 minutes 11 seconds West, departing said southwest right-of-way line and along said common line for a distance of 305.02 feet to a point for the south corner of said DP&L tract, and being in the common northeast line of Common Area C by said addition;

THENCE North 42 degrees 17 minutes 20 seconds West, along said common line for a distance of 149.66 feet to a point for the west corner of said DP&L tract;

THENCE North 45 degrees 29 minutes 07 seconds East, continuing along said common line for a distance of 300.00 feet to a point for corner, being on the southwest right-of-way line of said Maple Avenue;

THENCE North 42 degrees 17 minutes 17 seconds West, along said southwest right-of-way line and continuing along said common line for a distance of 267.91 feet to a point for corner, being the east corner of Lot 1, Block C/2367, of said Perry Marker Addition;

THENCE South 38 degrees 54 minutes 30 seconds West, departing said southwest right-of-way line and along a common southeast line of certain tracts of land described to Maple Empire, LLC., by deeds recorded in County Clerk's Instrument Numbers 201300086194, and 201600071629, O.P.R.D.C.T., for a distance of 189.21 feet to a point for corner;

THENCE South 31 degrees 05 minutes 10 seconds East, continuing along said common line for a distance of 28.59 feet to a point for corner;

THENCE South 06 degrees 13 minutes 53 seconds West, continuing along said common line for a distance of 25.60 feet to a point for corner;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

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THENCE South 45 degrees 16 minutes 45 seconds West, continuing along said common line for a distance of 262.04 feet to a point for the south corner of said Maple Empire, LLC., tract, and being on a common northeast line of said Mockingbird Venture Partners, LLC., tract;

THENCE North 44 degrees 38 minutes 48 seconds West, along said common line for a distance of 288.49 feet to a point for corner, and being on the common southeast line of a tract of land described to the City of Dallas by deed recorded in Volume 81201, Page 1192, D.R.D.C.T.;

THENCE South 43 degrees 37 minutes 19 seconds West, along said common line for a distance of 110.04 feet to a point for the south corner of said City of Dallas tract, and being on a common northeast line of said Mockingbird Venture Partners, LLC., tract;

THENCE North 44 degrees 50 minutes 33 seconds West, along said common line passing at 103.03 feet the east corner of the southeastern terminus of Mohawk Drive (a 50.00 foot wide right-of-way), and continuing along the southwest line of said City of Dallas tract and the northeast right-of-way line of Mohawk Drive in all, a total distance of 178.04 feet to a point for corner, being the west corner of Lot 4, Block A/2367, Hartsill Addition, an addition to the City of Dallas as recorded in Volume 10, Page 269, M.R.D.C.T.;

THENCE North 44 degrees 14 minutes 27 seconds East, departing said northeast right-of-way line and along the northwest line of said City of Dallas tract and the common southeast line of a tract of land described to Joseph W. Jacob, by deed recorded in Volume XX, Page YY, D.R.D.C.T., for a distance of 100.01 feet to a point for the east corner of Lot 3 of said addition;

THENCE North 44 degrees 50 minutes 33 seconds West, along the northeast line of Lot 3 and Lot 2 of said addition for a distance of 150.02 feet to a point for the north corner of said Lot 2, and being on the southeast line of a tract of land described to Maple Empire, LLC., by deed recorded in County Clerk's Instrument Number 201600071629, O.P.R.D.C.T., and the common northwest line of a tract of land described to Joseph J Wattacheril, by deed recorded in Volume XX, Page YY, D.R.D.C.T.;

THENCE South 44 degrees 14 minutes 27 seconds West, along said common line for a distance of 100.01 feet to a point for the west corner of said Lot 2, and being on the northeast right-of-way line of said Mohawk Drive and the common southwest line of said Maple Empire, LLC., tract;

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THENCE North 44 degrees 50 minutes 33 seconds West, along said northeast right-of-way line for a distance of 100.01 feet to a 1-inch found iron pipe (controlling monument) for the west corner of Lot 1 of said addition, said point being at the intersection of said northeast right-of-way line with the southeast right-of-way line of said Empire Central Drive;

THENCE South 44 degrees 14 minutes 27 seconds West, departing said northeast right-of-way line over and across said Mohawk Drive, passing at 50.00 feet a point on the southwest right-of-way line of Mohawk Drive, and continuing along said southeast right-of-way line of Empire Central Drive in all, a total distance of 327.33 feet to a point for corner, and being on a southwest line of said Mockingbird Venture Partners, LLC., tract and the common northeast line of a tract of land described to BFH, Ltd., by deeds recorded in County Clerk's Instrument Number 20080003338, O.P.R.D.C.T., and Volume 97029, Page 3795, D.R.D.C.T.;

THENCE South 45 degrees 27 minutes 20 seconds East, along an offset in said southeast right-of-way line passing at 8.52 feet a point on the southeast right-of-way line of Empire Central Drive, said point being the north corner of Lot 1, Block D/2367, Jackson Pottery Wholesale, an addition to the City of Dallas as recorded in County Clerk's Instrument Number 200900124249, O.P.R.D.C.T., and departing said southeast right-of-way line and continuing along said common line in all, a total distance of 393.24 feet to a point for the east corner of said Lot 1;

THENCE South 44 degrees 40 minutes 53 seconds West, along a southeast line of said BFH, Ltd. tract and the common northwest line of said Mockingbird Venture Partners, LLC., tract for a distance of 304.29 feet to a point for corner;

THENCE South 44 degrees 03 minutes 31 seconds West, continuing along a southeast line of said BFH, Ltd. tract and a common northwest line of said Mockingbird Venture Partners, LLC., tract passing at 403.01 feet the south corner of said Lot 1, Jackson Wholesale Pottery addition, and being a point on the northeast right-of-way line of Tex-Oak Street (a variable width right-of-way), and continuing along an offset in said right-of-way line in all, a total distance of 411.12 feet to a 1/2-inch found iron rod (controlling monument) with yellow cap stamped "PATE SURVEYORS" for corner on said northeast right-of-way line, and being on the common southwest line of said Mockingbird Venture Partners, LLC., tract;

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MSD SURVEY

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THENCE South 31 degrees 24 minutes 06 seconds East, along said common line and along said northeast right-of-way line for a distance of 102.71 feet to a point for corner;

THENCE South 38 degrees 08 minutes 05 seconds East, continuing along said common line and along said northeast right-of-way line for a distance of 54.77 feet to a point for corner;

THENCE North 46 degrees 57 minutes 11 seconds East, continuing along said common line and along an offset in said northeast right-of-way line for a distance of 12.23 feet to a point for corner;

THENCE South 37 degrees 37 minutes 55 seconds East, continuing along said common line for a distance of 53.43 feet to a point for corner, said point being at the intersection of said northeast right-of-way line with the northeast prolongation of the southeast right-of-way line of Langston Court (a 40.00 foot wide right-of-way) as shown on the plat of North Dallas Hills, an addition to the City of Dallas, as recorded in Volume 8, Page 417, M.R.D.C.T.;

THENCE South 50 degrees 37 minutes 58 seconds West, departing said northeast right-of-way line over and across Tex-Oak Street, passing at 51.56 feet a point on the southwest right-of-way line of Tex-Oak Street, and continuing along the southeast right-of-way line of Langston Court in all, a total distance of 159.84 feet to a point for corner;

THENCE North 38 degrees 17 minutes 31 seconds West, departing said southeast right-of-way line over and across Langston Court, passing at 40.00 feet a 3/8-inch found iron rod on the northwest right-of-way line of Langston Court and on the southwest line of a tract of land described to Gay D. Ford, by deed recorded in Volume 91228, Page 5913, D.R.D.C.T., and continuing along said southwest line in all, a total distance of 120.44 feet to a point for corner, and being in a southwest line of a tract of land described to Double E Properties, by deed recorded in Volume 86075, Page 2417, D.R.D.C.T.;

THENCE North 37 degrees 26 minutes 20 seconds West, along said southwest line for a distance of 63.00 feet to a point for corner;

THENCE North 82 degrees 12 minutes 49 seconds West, continuing along said southwest line for a distance of 34.60 feet to a point for corner and being the west reentrant corner of said Dallas North Hills addition;

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MSD SURVEY

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THENCE South 46 degrees 24 minutes 49 seconds West, along the northwest line of said addition and the southeast line of a tract of land described Robert E Bar, by deed recorded in Volume 93190, Page 706, D.R.D.C.T., for a distance of 128.20 feet to a point for corner and the north corner of Lot 15, Block B/5760, same being on the northeast line of a tract of land described to DERUTA LLC., by deed recorded in County Clerk's Instrument Number 201600135836, O.P.R.D.C.T.;

THENCE South 38 degrees 33 minutes 57 seconds East, along said northeast line same being the northeast line of Lot 15, Block B/5760, passing at 159.40 feet a point on the northwest right-of-way line of Langston Court, and continuing over and across Langston Court in all, a total distance of 199.34 feet to a point for corner on the southeast right-of-way line of Langston Court;

THENCE South 50 degrees 37 minutes 49 seconds West, along said southeast right-of-way line for a distance of 50.05 feet to a point for corner;

THENCE North 38 degrees 29 minutes 47 seconds West, departing said southeast right-of-way line over and across Langston Court for a distance of 40.07 feet to a point for the east corner of Lot 14, Block B/5760 on the northwest right-of-way line of Langston Court;

THENCE South 50 degrees 46 minutes 30 seconds West, along said northwest right-of-way line for a distance of 50.00 feet to the east corner of Lot 13, Block B/5760, and being on the northeast line of a tract of land described to DLF Hines LLC., by deed recorded in County Clerk's Instrument Number 201600175322, O.P.R.D.C.T.;

THENCE North 38 degrees 25 minutes 25 seconds West, departing said northwest right-of-way line and along said northeast line for a distance of 151.80 feet to a point for the north corner of Lot 13, Block B/5760, and being in the southeast line of a tract of land described to Girls Incorporated of Metropolitan Dallas by deed recorded in Volume 95235, Page 530, D.R.D.C.T.;

THENCE South 46 degrees 24 minutes 49 seconds West, along the northwest line of said North Dallas Hills addition and said southeast line for a distance of 168.00 feet to a point for corner, being on the northeast line of said DLF Hines LLC tract and the common southwest line of said Girls Incorporated of Metropolitan Dallas tract;

THENCE North 45 degrees 58 minutes 28 seconds West, along said common line for a distance of 177.12 feet to a point for corner, and being in the southeast line of a tract of land described to CIK LP., by deed recorded in County Clerk's Instrument Number 200600188682, O.P.R.D.C.T.;

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MSD SURVEY

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THENCE North 47 degrees 08 minutes 10 seconds East, along said southeast line for a distance of 22.94 feet to a point for the east corner of said CIK LP., tract and the westerly reentrant corner of said Girls Incorporated of Metropolitan Dallas tract;

THENCE North 45 degrees 57 minutes 33 seconds West, along the northeast line of said CIK LP., tract for a distance of 200.80 feet to a point for corner in the southeast right-of-way line of Empire Central Drive;

THENCE South 46 degrees 04 minutes 33 seconds West, along said southeast right-of-way line for a distance of 23.24 feet to a point for corner;

THENCE South 46 degrees 04 minutes 27 seconds East, along an offset in said southeast right-of-way line for a distance of 1.17 feet to a point for corner;

THENCE South 46 degrees 57 minutes 30 seconds West, along said southeast right-of-way line for a distance of 124.35 feet to a point for corner;

THENCE South 45 degrees 59 minutes 52 seconds East, along an offset in said southeast right-of-way line for a distance of 9.09 feet to a point for corner;

THENCE South 46 degrees 57 minutes 30 seconds West, along said southeast right-of-way line for a distance of 318.42 feet to a point for corner at the north end of a corner clip at the intersection of said southeast right-of-way line with the northeast right-of-way of Harry Hines Boulevard;

THENCE South 19 degrees 14 minutes 09 seconds West, along said corner clip for a distance of 30.28 feet to a point for corner, and being the west corner of Lot 2, Block C/5760, Willingham Addition, an addition to the City of Dallas as recorded in Volume 84016, Page 4142, M.R.D.C.T.;

THENCE South 47 degrees 55 minutes 34 seconds East, along the northeast right-of-way line of Harry Hines Boulevard for a distance of 1,009.88 feet to a point for corner at the intersection of said northeast right-of-way line with the northwest right-of-way line of Hawes Avenue (a 50.00 foot wide right-of-way);

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

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MSD SURVEY

Between Inwood Road and Adeline Street
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THENCE North 45 degrees 38 minutes 09 seconds East, departing said northeast right-of-way line and along said northwest right-of-way line, passing at 860.78 feet a point at the intersection of said northwest right-of-way line with the southwest right-of-way line of Tex-Oak Avenue, and continuing over and across Tex-Oak Avenue passing at 150.00 feet the northeast right-of-way line of Tex-Oak Avenue, and continuing along said northwest right-of-way line in all, a total distance of 1,384.06 feet to a point for corner at the intersection of said line with the northeast right-of-way line of Forest Park Road (a variable width right-of-way);

THENCE South 45 degrees 59 minutes 28 seconds East, along said northeast right-of-way line for a distance of 575.28 feet to a point for corner at the west end of a corner clip at the intersection of said northeast right-of-way line with the northwest right-of-way line of Mockingbird Lane, as shown by Swif-T Addition, an addition to the City of Dallas as recorded in Volume 85074, Page 4686, D.R.D.C.T.;

THENCE North 89 degrees 58 minutes 23 seconds East, along said corner clip for a distance of 14.47 feet to a point for corner;

THENCE North 46 degrees 10 minutes 36 seconds East, along said northwest right-of-way line for a distance of 155.66 feet to a point for corner;

THENCE South 46 degrees 05 minutes 49 seconds East, departing said northwest right-of-way line over and across said Mockingbird Lane, passing at 100.08 feet a point on the southeast right-of-way line of Mockingbird Lane, and continuing along the northeast line of a tract of land described to Bright Sea Investments, LLC., by Special Warranty Deed recorded in County Clerk's Instrument Number 201800086069, O.P.R.D.C.T., in all, a total distance of 430.51 feet to a point for corner, and being on the southeast line of a tract of land described to Thomas W. Taylor by deed recorded in Volume 2005012, Page 7856, D.R.D.C.T. ;

THENCE South 46 degrees 32 minutes 59 seconds West, along said southeast line passing at 153.40 feet a point on the northeast right-of-way line of Forest Park Road, and continuing along an offset in said northeast right-of-way line passing at 5.10 feet said northeast right-of-way line, and continuing over and across Forest Park Road in all, a total distance of 223.57 feet to a point for corner on the southwest right-of-way line of Forest Park Road;

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MSD SURVEY

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THENCE North 46 degrees 04 minutes 49 seconds West, along said southwest right-of-way line for a distance of 320.65 feet to a point for corner at the intersection of said southwest right-of-way line with the southeast right-of-way line of Mockingbird Lane;

THENCE South 44 degrees 09 minutes 40 seconds West, along said southeast right-of-way line for a distance of 678.02 feet to a point for corner, and being on the northeast line of a tract of land described to YEGO 6500 HH, by deed recorded in County Clerk's Instrument Number 201800256577, O.P.R.D.C.T.;

THENCE South 47 degrees 19 minutes 50 seconds East, departing said southeast right-of-way line and along the northeast line of said YEGO 6500 HH tract, passing at 365.95 feet a point on the northwest right-of-way line of Treadway Street (a 70.00 foot wide right-of-way), and continuing over and across Treadway Street in all, a total distance of 435.97 feet to a point for corner on the southeast right-of-way line of Treadway Street;

THENCE South 44 degrees 06 minutes 40 seconds West, along said southeast right-of-way line, passing at 631.86 feet a point on the northeast right-of-way line of Harry Hines Boulevard, continuing over and across Harry Hines Boulevard in all, a total distance of 821.83 feet to a point for corner on the southwest right-of-way line of Harry Hines Boulevard;

THENCE North 48 degrees 01 minutes 35 seconds West, along said southwest right-of-way line for a distance of 22.83 feet to a point for corner and the beginning of a non-tangent circular curve to the left having a radius of 15.05 feet and whose chord bears South 87 degrees 15 minutes 48 seconds West, a chord length of 21.25 feet;

THENCE in a Northwesterly and Southwesterly direction, departing said southwest right-of-way line and along said curve through a central angle of 89 degrees 49 minutes 03 seconds, for an arc distance of 23.59 feet to the end of said curve, and being on the southeast right-of-way line of Plantation Drive (a 60.00 foot wide right-of-way);

THENCE South 42 degrees 09 minutes 56 seconds West, along said southeast right-of-way line for a distance of 176.99 feet to a point for corner, said point being the beginning of a circular curve to the right have a radius of 220.61 feet and whose chord bears South 66 degrees 01 minute 30 seconds West, a chord length of 178.46 feet;

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THENCE in a Southwesterly direction, continuing along said southeast right-of-way line and with said curve through a central angle of 47 degrees 42 minutes 57 seconds, for an arc distance of 183.72 feet to a point at the end of said curve;

THENCE South 89 degrees 52 minutes 56 seconds West, continuing along the south right-of-way line of said Plantation Drive for a distance of 1,447.84 feet to a point for corner at the intersection of said south right-of-way line with the west right-of-way line of Hawes Street (a 56.00 foot wide right-of-way);

THENCE North 00 degrees 36 minutes 04 seconds West, departing said south right-of-way line over and across said Plantation Drive, passing at 60.00 feet a point on the north right-of-way line of Plantation Drive and continuing along said west right-of-way line, passing at 202.86 feet a point on the south right-of-way line of Mockingbird Lane, and continuing over and across Mockingbird Lane in all, a total distance of 375.73 feet to a point for corner on the north right-of-way line of Mockingbird Lane;

THENCE South 89 degrees 50 minutes 28 seconds East, along said north right-of-way line for a distance of 54.01 feet to a point for the beginning of a non-tangent circular curve to the left having a radius of 856.32 feet and whose chord bears North 87 degrees 14 minutes 20 seconds East, and a chord length of 87.19 feet;

THENCE in a Northeasterly direction, continuing along said north right-of-way line and along said curve through a central angle of 05 degrees 50 minutes 11 seconds, for an arc distance of 87.23 feet to the point of tangency;

THENCE North 84 degrees 19 minutes 14 seconds East, continuing along said north right-of-way line tangent to the previous curve, for a distance of 28.09 feet to a point for corner;

THENCE South 03 degrees 09 minutes 47 seconds East, along an offset in said north right-of-way line for a distance of 5.95 feet to a point for corner;

THENCE North 83 degrees 56 minutes 46 seconds East, continuing along said north right-of-way line for a distance of 7.77 feet to a point for the beginning of a non-tangent circular curve to the right having a radius of 2,333.33 feet and whose chord bears North 87 degrees 03 minutes 40 seconds East, a chord length of 253.62 feet;

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THENCE in an Easterly direction, continuing along said north right-of-way line and along said curve through a central angle of 06 degrees 13 minutes 51 seconds, for an arc distance of 253.75 feet to a point at the end of said curve;

THENCE North 89 degrees 46 minutes 56 seconds East, continuing along said north right-of-way line and non-tangent to the previous curve for a distance of 532.46 feet to a point for corner;

THENCE North 42 degrees 12 minutes 56 seconds East, departing said north right-of-way line and along the southwest right-of-way line of Harry Hines Boulevard for a distance of 119.07 feet to a point for corner;

THENCE North 08 degrees 10 minutes 01 second West, continuing along said southwest right-of-way line for a distance of 174.51 feet to a point for corner;

THENCE North 32 degrees 35 minutes 56 seconds East, continuing along said southwest right-of-way line for a distance of 172.36 feet to a point for corner;

THENCE North 42 degrees 40 minutes 12 seconds East, over and across said Harry Hines Boulevard for a distance of 192.18 feet to a point for corner on the northeast right-of-way line of Harry Hines Boulevard, and being on the southwest line of a tract of land described to Harry Hines Venture, LP., by deed recorded in County Clerk's Instrument Number 201500191409, O.P.R.D.C.T.;

THENCE South 47 degrees 19 minutes 50 seconds East, along said northeast right-of-way line and along said southwest line for a distance of 357.08 feet to a point for corner at the intersection of said northeast right-of-way line with the northwest right-of-way line of Mockingbird Lane;

THENCE North 42 degrees 00 minutes 25 seconds East, along said northwest right-of-way line and the southeast line of said Harry Hines Venture, LP., tract for a distance of 38.85 feet to a point for corner;

THENCE South 46 degrees 35 minutes 42 seconds East, along an offset in said northwest right-of-way line and said southeast line for a distance of 6.16 feet to a point for corner;

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9,190,279 square feet or 211.0 acres

THENCE North 43 degrees 23 minutes 20 seconds East, continuing along said northwest right-of-way line and said southeast line for a distance of 99.71 feet to a point for corner;

THENCE North 53 degrees 29 minutes 48 seconds East, continuing along said northwest right-of-way line and said southeast line for a distance of 22.04 feet to a point for corner;

THENCE North 43 degrees 39 minutes 24 seconds East, continuing along said northwest right-of-way line for a distance of 685.24 feet to a point for corner, and being the east corner of Lot 3A, Block A/5758, Metropolitan-Mockingbird, an addition to the City of Dallas as recorded in Volume 99019, Page 17, D.R.D.C.T., and being on the northeast line of a tract of land described to Mesquite Creek Development, Inc., by deed recorded in Volume 2001083, Page 5061, D.R.D.C.T.;

THENCE North 46 degrees 43 minutes 27 seconds West, departing said northwest right-of-way line and along a northeast line of said Mesquite Creek Development, Inc., tract for a distance of 149.67 feet to a point for corner;

THENCE South 44 degrees 01 minute 47 seconds West, along a northwest line of said Mesquite Creek Development, Inc., tract for a distance of 150.00 feet to a point for corner;

THENCE North 46 degrees 21 minutes 33 seconds West, along a northeast line of said Mesquite Creek Development, Inc., tract for a distance of 106.15 feet to a point for corner;

THENCE South 43 degrees 10 minutes 49 seconds West, along a northwest line of said Mesquite Creek Development, Inc., tract for a distance of 310.71 feet to a point for corner, being on a northeast line of said tract of land described to Harry Hines Venture, LP.;

THENCE North 46 degrees 43 minutes 59 seconds West, along said northeast line for a distance of 161.89 feet to a point for corner, and being on a northwest line of said Harry Hines Venture, LP. tract;

THENCE South 45 degrees 38 minutes 09 seconds West, along said northwest line passing at 390.20 feet a 1/2-inch found iron rod with "HALFF" cap (controlling monument) on the northeast right-of-way line of Harry Hines Boulevard, continuing over and across Harry Hines Boulevard in all, a total distance of 581.81 feet to a point for corner on the southwest right-of-way line of Harry Hines Boulevard;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 47 degrees 36 minutes 54 seconds West, along said southwest right-of-way line for a distance of 97.06 feet to a found aluminum disk (controlling monument) for corner, and being on the southeast line of Lot 4, Block A/6061 Vantex Addition No. 2, an addition to the City of Dallas as recorded in Volume 74219, Page 318, D.R.D.C.T.;

THENCE South 43 degrees 53 minutes 07 seconds West, departing said southwest right-of-way line and along the southeast line of said Lot 4, same being the southeast line of a tract of land described to Red Barn Holdings, LP., by deed recorded in County Clerk's Instrument Number 200900031701, O.P.R.D.C.T., for a distance of 200.22 feet to a point for corner;

THENCE North 47 degrees 42 minutes 00 seconds West, along the southwest line of said Lot 4 and said Red Barn Holdings, L.P., tract for a distance of 70.11 feet to a point for corner;

THENCE North 43 degrees 53 minutes 06 seconds East, along the northwest line of said Lot 4 and said Red Barn Holdings, L.P. tract for a distance of 200.32 feet to a found "X" cut (controlling monument) for corner and being in the southwest right-of-way line of said Harry Hines Boulevard;

THENCE North 47 degrees 36 minutes 59 seconds West, along said southwest right-of-way line for a distance of 1,045.72 feet to a point for corner, and being at the intersection of said southwest right-of-way line with the south right-of-way line of said Empire Central Drive as shown on AAA Cooper Transportation, an addition to the City of Dallas as recorded in Volume 94068, Page 7185, D.R.D.C.T.;

THENCE North 64 degrees 36 minutes 37 seconds West, departing said southwest right-of-way line and along said south right-of-way line for a distance of 121.74 feet to a point for corner, being the beginning of a non-tangent circular curve to the right, having a radius of 950.00 feet and whose chord bears North 84 degrees 19 minutes 55 seconds West, a chord length of 173.07 feet;

THENCE in a Westerly direction, along said south right-of-way line and along said curve through a central angle of 10 degrees 27 minutes 09 seconds, for an arc distance of 173.31 to a point at the end of said curve;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

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THENCE North 79 degrees 06 minutes 21 seconds West, continuing along said south right-of-way line non-tangent to the previous curve, for a distance of 33.39 feet to a point for the beginning of a tangent circular curve to the left having a radius of 950.00 feet, and whose chord bears North 84 degrees 38 minutes 20 seconds West, a chord length of 183.19 feet;

THENCE in a Westerly direction, continuing along said south right-of-way line and along said curve through a central angle of 11 degrees 03 minutes 57 seconds, for an arc distance of 183.48 to a point at the end of said curve;

THENCE North 89 degrees 40 minutes 39 seconds West, continuing along said south right-of-way line for a distance of 299.70 feet to a point for the northwest corner of Lot 2A, Block A/6061, Aramark Addition, an addition to the City of Dallas as recorded in County Clerk's Instrument Number 200600026230, O.P.R.D.C.T.;

THENCE North 00 degrees 20 minutes 42 seconds West, along an offset in said south right-of-way line for a distance of 5.92 feet to a 5/8-inch found iron rod (controlling monument) for corner;

THENCE South 89 degrees 39 minutes 40 seconds West, continuing along said south right-of-way line for a distance of 263.92 feet to a point for the east end of a corner clip at the intersection of said south right-of-way line with the east right-of-way line of Oakbrook Boulevard (an 80.00 foot wide right-of-way) as shown on Mockingbird Business Park Addition, an addition to the City of Dallas as recorded in Volume 426, Page 1266, D.R.D.C.T.;

THENCE South 44 degrees 46 minutes 02 seconds West, departing said south right-of-way line and along said corner clip for a distance of 28.34 feet to a point for corner on the east right-of-way line of Oakbrook Boulevard at the south end of said corner clip;

THENCE South 00 degrees 07 minutes 38 seconds East, along said east right-of-way line for a distance of 120.93 feet to a 1/2-inch found iron rod (controlling monument) for corner, and being on the north line of a tract of land described to Landlord, LLC., by deed recorded in County Clerk's Instrument Number 20070162076, O.P.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

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THENCE North 89 degrees 52 minutes 24 seconds East, departing said east right-of-way line and along said north line for a distance of 284.43 feet to a point for corner;

THENCE South 00 degrees 20 minutes 45 seconds East, along the east line of said Landlord, LLC., tract for a distance of 138.49 feet to a point for corner;

THENCE South 89 degrees 52 minutes 24 seconds West, along the south line of said Landlord, LLC., tract, passing at 284.96 feet a point on the east right-of-way line of Oakbrook Boulevard, and continuing over and across Oakbrook Boulevard in all, a total distance of 364.96 feet to a point for corner on the west right-of-way line of Oakbrook Boulevard;

THENCE North 00 degrees 07 minutes 36 seconds West, along said south right-of-way line for a distance of 259.43 feet to a point for corner at the south end of corner clip;

THENCE North 45 degrees 13 minutes 56 seconds West, departing said west right-of-way and along said corner clip for a distance of 27.96 feet to a point for corner at the west end of said corner clip and on the south right-of-way line of said Empire Central Drive;

THENCE North 87 degrees 26 minutes 18 seconds West, along said south right-of-way line for a distance of 269.43 feet to a point for the beginning of a non-tangent circular curve to the right having a radius of 1,396.00 feet, and whose chord bears North 83 degrees 57 minutes 30 seconds West, and chord length of 155.76 feet;

THENCE in a Westerly direction, continuing along said south right-of-way line and along said curve through a central angle of 06 degrees 23 minutes 46 seconds, for an arc distance of 155.84 feet to the point of reverse curvature of a non-tangent circular curve to the left having a radius of 1,404.00 feet, and whose chord bears North 83 degrees 57 minutes 10 seconds West, and chord length of 156.45 feet;

THENCE in a Westerly direction, continuing along said south right-of-way line and along said curve through a central angle of 06 degrees 23 minutes 17 seconds, for an arc distance of 156.54 feet to the end of said curve;

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THENCE North 87 degrees 08 minutes 52 seconds West, continuing along said south right-of-way line non-tangent to the previous curve for a distance of 518.81 feet to a point for corner;

THENCE South 00 degrees 45 minutes 26 seconds East, departing said south right-of-way line, passing at 4.67 feet the southeast corner of a tract of land described to the City of Dallas as recorded in Volume 84025, Page 1647, D.R.D.C.T., and continuing along the east line of Empire Central Substation, an addition to the City of Dallas as recorded in Volume 83163, Page 1908, D.R.D.C.T. in all, a total distance of 284.01 feet to a point for corner;

THENCE South 89 degrees 25 minutes 09 seconds West, along the south line of a tract of land described to Texas Utilities Electric Company (f.k.a. Dallas Power & Light Company) for a distance of 99.87 feet to a point for corner;

THENCE North 00 degrees 41 minutes 53 seconds West, along the west line of said addition and said Texas Utilities Electric Company tract, passing at 284.19 feet the southwest corner of a tract of land described to the City of Dallas as recorded in Volume 84025, Page 1647, D.R.D.C.T., same being the northwest corner of said addition and said Texas Utilities Electric Company tract, and being on the south right-of-way line of said Empire Central Drive, continuing over and across Empire Central Drive in all, a total distance of 354.08 feet to a point for corner on the north right-of-way line of Empire Central Drive;

THENCE South 87 degrees 15 minutes 31 seconds East, along said north right-of-way line for a distance of 123.54 feet to a point for corner at the intersection of said north right-of-way line with the west right-of-way line of Brookhollow Road (a variable width right-of-way) as dedicated to the City of Dallas by plat recorded in Volume 99037, Page 5223, D.R.D.C.T.;

THENCE North 01 degree 20 minutes 37 seconds East, departing said north right-of-way line and along said west right-of-way line for a distance of 839.69 feet to a point for the beginning of a non-tangent circular curve to the left having a radius of 272.00 feet and whose chord bears North 02 degrees 38 minutes 40 seconds West, a chord length of 37.84 feet;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

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THENCE in a Northerly direction, continuing along said west right-of-way line and along said curve through a central angle of 07 degrees 58 minutes 37 seconds for an arc distance of 37.87 feet to the end of said curve;

THENCE North 04 degrees 42 minutes 36 seconds West, continuing along said west right-of-way line for a distance of 225.33 feet to a point for corner, and being the southwest corner of Brookhollow Place, an addition to the City of Dallas, as recorded in Volume 2, Page 182, M.R.D.C.T.;

THENCE North 06 degrees 41 minutes 58 seconds West, continuing along said west right-of-way line for a distance of 665.08 feet to a point for corner;

THENCE North 83 degrees 33 minutes 16 seconds East, over and across said Brookhollow Road passing at 50.00 feet the east right-of-way line of Brookhollow Road, and a point on the north line of a tract of land described to Ansonbrook, LLC., by deed recorded in County Clerk's Instrument Number 201500011867, O.P.R.D.C.T., and continuing in all, a total distance of 227.00 feet to a point for corner in the east line of Block 6066, of said Brookhollow Place addition and the common west line of Block B/6064, Holloway Addition, an unrecorded addition;

THENCE North 06 degrees 23 minutes 06 seconds West, along said common line and the west line of a tract of land described to 7777 Hines Place LLC., by deed recorded in County Clerk's Instrument Number 201700059885, O.P.R.D.C.T., passing a 2-inch found iron pipe at the south corner of the west terminus of Adeline Street (a 50.00 foot wide right-of-way), continuing along said terminus in all, a total distance of 66.96 feet to a point for the north corner of said terminus and being on the north right-of-way line of Adeline Street;

THENCE North 88 degrees 28 minutes 56 seconds East, along said north right-of-way line, passing at 576.46 feet the west right-of-way line of Hines Place (a 100.00 foot wide right-of-way), continuing in all, a total distance of 676.51 feet to a point for corner on the east right-of-way line of Hines Place;

THENCE South 00 degrees 08 minutes 58 seconds West, along said east right-of-way line for a distance of 101.39 feet to a point for the beginning of a non-tangent circular curve to the left having a radius of 904.93 feet and whose chord bears South 24 degrees 04 minutes 10 seconds East, a chord length of 742.46 feet;

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THENCE in a Southerly and Southeasterly direction, continuing along said east and northeast right-of-way line and along said curve through a central angle of 48 degrees 26 minutes 20 seconds, for an arc distance of 765.04 feet to a point at the end of said curve, said point being at the west end of a corner clip at the intersection of said northeast right-of-way line with the northwest right of way line of Anson Road (a 50.00 foot wide right-of-way);

THENCE South 45 degrees 07 minutes 29 seconds East, non-tangent to the previous curve over and across Anson Road a distance of 64.97 feet to a point for corner on the southeast right-of-way line of Anson Road and the northwest line of a tract of land described to Sinelli Concepts International Inc., by deed recorded in County Clerk's Instrument Number 201600135337, O.P.R.D.C.T.;

THENCE South 44 degrees 52 minutes 31 seconds West, along said southeast right-of-way line for a distance of 21.46 feet to a 5/8-inch found iron rod (controlling monument) for corner at the north end of a corner clip;

THENCE South 01 degree 19 minutes 39 seconds East, departing said southeast right-of-way line and along said corner clip for a distance of 13.84 feet to a 5/8-inch found iron rod (controlling monument) for the south end of said corner clip, being on the northeast right-of-way line of Hines Place (a variable width right-of-way);

THENCE South 47 degrees 21 minutes 54 seconds East, along said northeast right-of-way line for a distance of 111.23 feet to a point for corner;

THENCE South 42 degrees 22 minutes 29 seconds West, departing said northeast right-of-way line, over and across Hines Place for a distance of 63.26 feet to a 1-inch found iron rod (controlling monument) for corner, being on the southwest right-of-way line of Hines Place and on the east line of a tract of land described to RBH Hines, LLC., by deed recorded in County Clerk's Instrument Number 201700024057, O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 37 seconds West, departing said southwest right-of-way line and along said east line for a distance of 264.00 feet to a point for corner;

THENCE North 87 degrees 13 minutes 17 seconds West, along the south line of said RBH Hines, LLC., tract for a distance of 209.82 feet to a point for corner, being on the east line of a tract of land described to RBH Anson, LLC., by deed recorded in County Clerk's Instrument Number 201600147471, O.P.R.D.C.T.;

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THENCE South 00 degrees 44 minutes 54 seconds West, along said east line for a distance of 22.45 feet to a point for corner, and being on a north line of a tract of land described to Michael L. and Gretchen W. Raiff by deed recorded in County Clerk's Instrument Number 20070045604, O.P.R.D.C.T.;

THENCE South 88 degrees 40 minutes 47 seconds West, along said north line for a distance of 100.99 feet to a point for the northeast reentrant corner of said Michael L. and Gretchen W. Raiff tract;

THENCE North 01 degree 01 minute 52 seconds East, along the northerly east line of said Michael L. and Gretchen W. Raiff tract for a distance of 151.83 feet to a point for corner in the north line of a tract of land described to Parwelk Properties, LLC., by deed recorded in County Clerk's Instrument Number 201600087098, O.P.R.D.C.T.;

THENCE South 88 degrees 20 minutes 41 seconds West, along the north line of said Parwelk Properties, LLC., tract for a distance of 93.85 feet to a point for corner in the east right-of-way line of Parwelk Drive (a 20.00 foot wide right-of-way);

THENCE South 00 degrees 59 minutes 20 seconds West, along said east right-of-way line for a distance of 426.35 feet to a point for corner at the south terminus of Parwelk Drive;

THENCE South 88 degrees 50 minutes 49 seconds West, along said terminus, passing at 20.00 feet the west corner of said terminus, and along the north line of a tract of land described to J. Lee Vilbig and wife, E.A. Vilbig, by deed recorded in Volume 3620, Page 55, D.R.D.C.T., continuing in all, a total distance of 81.01 feet to a point for corner, and being on an east line of a tract of land described to Denton-Hines Properties, Inc., by deed recorded in Volume 88025, Page 1126, D.R.D.C.T.;

THENCE South 01 degree 13 minutes 20 seconds West, along said east line and the common west line of said Vilbig tract for a distance of 385.21 feet to a point for corner on the north right-of-way line of Empire Central Drive as described the City of Dallas by deed recorded in Volume 82198, Page 108, D.R.D.C.T., and being the beginning of a non-tangent curve to the left having a radius of 1,336.00 feet and whose chord bears South 84 degrees 52 minutes 00 seconds East, and chord length of 126.05 feet;

THENCE in an Easterly direction, along said north right-of-way line and along said curve through central angle of 05 degrees 24 minutes 28 seconds, for an arc distance of 126.10 feet to a point at the end of said curve;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

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THENCE South 87 degrees 34 minutes 15 seconds East, continuing along said north right-of-way line non-tangent to the previous curve for a distance of 154.27 feet to a point for corner;

THENCE South 00 degrees 46 minutes 24 seconds West, along an offset in said north right-of-way line and along the west line of a tract of land described to 1835, LLC., by deed recorded in County Clerk's Instrument Number 201600257098, O.P.R.D.C.T., for a distance of 20.91 feet to a point for corner;

THENCE South 89 degrees 41 minutes 33 seconds East, along the north right-of-way line of Empire Central Drive for a distance of 207.83 feet to an angle point for corner;

THENCE North 89 degrees 35 minutes 54 seconds East, continuing along said north right-of-way line for a distance of 297.44 feet to a point for corner, and being on the east line of a tract of land described to Vibrio Properties I, LP., by deed recorded in County Clerk's Instrument Number 201300330304, O.P.R.D.C.T., and on the common west line of a tract of land described to HARRY EMPIRE, LTD., by deed recorded in County Clerk's Instrument Number 201100197435, O.P.R.D.C.T.;

THENCE North 01 degree 10 minutes 16 seconds West, departing said north right-of-way line and along said common line for a distance of 346.33 feet to a point for corner, and being on the south line of a tract of land described to William E, Pettigrew and Lee Earl Pettigrew by deed recorded in Volume 2003174, Page 5572, D.R.D.C.T.;

THENCE South 53 degrees 06 minutes 46 seconds East, along the south line of said Pettigrew tract for a distance of 84.84 feet to a point for corner;

THENCE North 06 degrees 09 minutes 25 seconds East, along the east line of said Pettigrew tract for a distance of 27.59 feet to a point for corner, being the south corner of a tract of land described to FGR, Ltd., by deed recorded in Volume 2000154, Page 1928, D.R.D.C.T.;

THENCE North 52 degrees 09 minutes 04 seconds East, along a north line of said HARRY EMPIRE, LTD. tract and the southeast line of said FGR, Ltd. tract for a distance of 254.56 feet to a point for corner on the southwest right-of-way line of said Hines Place;

THENCE North 47 degrees 34 seconds 16 seconds West, along said southwest right-of-way line for a distance of 320.08 feet to a point for corner;

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MSD SURVEY

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THENCE North 42 degrees 38 minutes 06 seconds East, over and across Hines Place, passing at 61.31 feet a point on the northeast right-of-way line of Hines Place and being on the southeast line of a tract of land described Andrews/Harry Hines Triangle, Ltd., by deed recorded in Volume 2003153, Page 11292, D.R.D.C.T., continuing along said southeast line and the northwest right-of-way corner clip at Harry Hines Boulevard in all, a total distance of 111.99 feet to a point for corner, and being on the west right-of-way line of said Harry Hines Boulevard, as shown on Hines Place Addition, an addition to the City of Dallas as recorded in Volume 85181, Page 6571, D.R.D.C.T.;

THENCE North 31 degrees 17 minutes 55 seconds West, along said west right-of-way line for a distance of 214.51 feet to a point for corner;

THENCE North 31 degrees 26 minutes 23 seconds West, continuing along said west right-of-way line for a distance of 86.00 feet to a point for corner;

THENCE North 43 degrees 36 minutes 57 seconds East, departing said west right-of-way line, over and across said Harry Hines Boulevard passing at 170.55 feet a point on the east right-of-way line of Harry Hines Boulevard and being on the northwest line of a tract of land described to Candace Rubin & 2033 EC, Ltd., by deed recorded in County Clerk's Instrument Number 201500139811, O.P.R.D.C.T., and continuing in all for a distance of 236.35 feet to a point for corner, and being the north corner of Lot 2 and the east corner of Lot 1, Block 5761;

THENCE South 47 degrees 28 minutes 03 seconds East, along the northeast line of said Candace Rubin & 2033 EC, Ltd., tract for a distance of 67.00 feet to a point for the east corner of said Lot 2;

THENCE South 43 degrees 36 minutes 57 seconds West, along the southeast line of said Candace Rubin & 2033 EC, Ltd., tract for a distance of 86.10 feet to a point for corner on the east right-of-way line of said Harry Hines Boulevard;

THENCE South 30 degrees 49 minutes 55 seconds East, along said east right-of-way line for a distance of 87.61 feet to a point for corner, and being on the northwest line of a tract of land described to Joanna H. Strattin and Maria C. Strattin by deeds recorded in Volume 2005141, Page 1653, and Volume 2005141, Page 1606, D.R.D.C.T.;

THENCE North 41 degrees 40 minutes 36 seconds East, departing said east right-of-way line and along the northwest line of said Strattin tract, for a distance of 260.45 feet to a point for corner;

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THENCE South 47 degrees 00 minutes 25 seconds East, along a northeast line of said Strattin tract for a distance of 149.57 feet to a point for corner;

THENCE South 44 degrees 19 minutes 29 seconds West, along a southeast line of said Strattin tract for a distance of 76.50 feet to a point for corner;

THENCE South 44 degrees 21 minutes 33 seconds East, along a southeast line of said Strattin tract for a distance of 7.50 feet to a point for corner;

THENCE South 44 degrees 19 minutes 29 seconds West, along a southeast line of said Strattin tract for a distance of 18.64 feet to a point for corner, being the north corner of Lovedale Property Addition, an addition to the City of Dallas as recorded in Volume 71245, Page 38, D.R.D.C.T.;

THENCE South 30 degrees 51 minutes 03 seconds East, along the northeast line of said addition, passing at 20.01 feet a point on the northeast line of a tract of land described to Midbelt Properties, LP., by deed recorded in County Clerks Instrument Number 201400006723, O.P.R.D.C.T., continuing along said northeast line passing at 171.96 feet a 1/2-inch found iron rod with cap stamped "DC&A" (controlling monument) on the northwest right-of-way line of Lovedale Avenue (a variable width right-of-way), and continuing over and across Lovedale Avenue in all, a total distance of 248.92 feet to a point for corner on the southeast right-of-way line of said Lovedale Avenue, as shown on Welch & Reynolds Addition, an addition to the City of Dallas as recorded in Volume 11, Page 191, M.R.D.C.T.;

THENCE South 44 degrees 07 minutes 29 second West, along the southeast right-of-way line of Lovedale Avenue, a distance of 5.00 feet to a point for corner at the intersection of said southeast right-of-way line of Lovedale Avenue and the northeast line of a 15-foot wide alley and the west corner of Lot 27, Block A/2366, Mohawk Heights Addition No. 2, an addition to the City of Dallas as recorded in Volume 9, Page 63, M.R.D.C.T.;

THENCE South 45 degrees 52 minutes 31 seconds East, departing said southeast right-of-way line of Lovedale Avenue and along the northeast line of said 15-foot wide alley and the southwest line of said Lot 27, a distance of 123.50 feet to the westernmost southwest corner of said Lot 27;

THENCE North 89 degrees 07 minutes 29 seconds East, continuing along the common line of said 15-foot wide alley and said Lot 27, a distance of 7.07 feet to a point for the easternmost southwest corner of said Lot 27;

THENCE North 44 degrees 07 minutes 29 seconds East, continuing along the common line of said 15-foot wide alley and said Lot 27, a distance of 51.47 feet to a point for corner;

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THENCE South 45 degrees 25 minutes 18 seconds East, departing said common line of the 15-foot wide alley and said Lot 27, passing at 189.50 feet the northwest right-of-way line of Shea Road (a variable width right-of-way) continuing over and across Shea Road in all, a total distance of 221.27 feet to a point for corner on the southeast right-of-way line of Shea Road;

THENCE South 44 degrees 22 minutes 25 seconds West, along said southeast right-of-way line for a distance of 74.82 feet to a point for corner;

THENCE South 45 degrees 37 minutes 35 seconds East, along an offset in said southeast right-of-way line for a distance of 7.00 feet to a point for corner;

THENCE South 44 degrees 46 minutes 42 seconds West, continuing along said southeast right-of-way line for a distance of 240.77 feet to a point for corner, being at the intersection of said southeast right-of-way line with the northeast right-of-way of said Harry Hines Boulevard;

THENCE South 45 degrees 37 minutes 35 seconds East, departing said southeast right-of-way line and along the northeast right-of-way of said Harry Hines Boulevard for a distance of 212.63 feet to a point for corner;

THENCE South 44 degrees 22 minutes 25 seconds West, along an offset in said northeast right-of-way line for a distance of 33.16 feet to a point for a corner;

THENCE South 45 degrees 02 minutes 28 seconds East, along said northeast right-of-way line for a distance of 256.19 feet to the POINT OF BEGINNING and CONTAINING an area of 10,107,976 square feet or 232.0 acres of land, SAVE AND EXCEPT the following six tracts of land:

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SAVE AND EXCEPT TRACT ONE:

BEING an 11.06 acre tract of land situated in the Eli Chandler Survey, Abstract Number 356 and the Miles Bennett Survey, Abstract Number 52, within the City of Dallas, Dallas County, Texas, being adjacent to Block A/6061, 6062, 6063, 5761, 2365, 2366, A/5760, and A/5758, Official City Block Numbers, being a portion of Harry Hines Boulevard, and being more particularly described as follows:

BEGINNING at a Rail Road spike found at the intersection of the northeast right-of-way line of Harry Hines Boulevard, (a variable width right-of-way), with the northwest right-of-way line of Empire Central Drive, (a variable width right-of-way), also being the south corner of a tract of land described by deed, to Manor Hospitality Corporation, as recorded in Volume 97052, Page 1236, D.R.D.C.T. (North 6,987,525.40, East 2,473,843.13);

THENCE South 39 degrees 12 minutes 03 seconds East, over and across Empire Central Drive, for a distance of 73.33 feet to a point for corner at the intersection of the southeast right-of-way line of said Empire Central Drive with said northeast right-of-way line of Harry Hines Boulevard, same being the west corner of Lot 2, Block C/5760, Willingham Addition, an addition to the City of Dallas, as recorded in Volume 84016, Page 4142, D.R.D.C.T.;

THENCE South 47 degrees 55 minutes 34 seconds East, along said northeast right-of-way line of Harry Hines Boulevard and said Lot 2, passing at a distance of 359.00 feet a point for corner, same being the south corner of said Lot 2 and the southerly west corner of a tract of land described in deed, to DLF Hines, LLC, as recorded in Instrument Number 201600175322, O.P.R.D.C.T., and continuing along said northeast right-of-way line of Harry Hines Boulevard and said DLF Hines, LLC tract, in all, a total distance of 1,009.88 feet to a point for corner at the intersection of said northeast right-of-way line with the northwest right-of-way line of Hawes Avenue (a 50 foot wide right-of-way);

THENCE South 46 degrees 21 minutes 55 seconds East, over and across said Hawes Avenue, for a distance of 50.03 feet to a point for corner at the intersection of the southeast right-of-way line of said Hawes Avenue with the northeast right-of-way line of said Harry Hines Boulevard, and being the west corner of a tract of land described in deed to Harry Hines Venture, LP, as recorded in Instrument Number 201500191410, O.P.R.D.C.T.;

THENCE South 47 degrees 19 minutes 50 seconds East, along said northeast right-of-way line of Harry Hines Boulevard and said Harry Hines Venture, LP tract, for a distance of 148.23 feet to a 1/2-inch iron rod found with "HALFF" cap at the south corner of said Harry Hines Venture, LP tract, same being the west corner of a tract of land described in deed to Harry Hines Venture, LP, as recorded in Instrument Number 201500191409, O.P.R.D.C.T.;

THENCE South 45 degrees 38 minutes 09 seconds West, departing said northeast right-of-way line of Harry Hines Boulevard, for a distance of 191.61 feet to a point for corner, lying in the southwest right-of-way line of said Harry Hines Boulevard and the northeast line of Lot 8, Block A/6061, Providence Mockingbird Addition, an addition to the City of Dallas, recorded in Instrument Number 200600038643, O.P.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 47 degrees 36 minutes 54 seconds West, along the southwest right-of-way line of said Harry Hines Boulevard and along said Lot 8, for a distance of 97.06 feet to an aluminum disk found for corner, being the east corner of Lot 4, Block A/6061, Vantex Addition No. 2, an addition to the City of Dallas, as recorded in Volume 74219, Page 318, D.R.D.C.T., same being a north corner of said Lot 8;

THENCE North 47 degrees 37 minutes 06 seconds West, continuing the southwest right-of-way line of said Harry Hines Boulevard and along said Lot 4, for a distance of 70.11 feet to an "X" cut in concrete found for corner, being the north corner of said Lot 4 and an east corner of said Lot 8;

THENCE North 47 degrees 36 minutes 59 seconds West, continuing along the southwest right-of-way line of said Harry Hines Boulevard and the northeast line of Block A/6061 of said Providence Mockingbird Addition, and the Harry Hines SNF Addition, an addition to the City of Dallas, recorded in Instrument Number 200900163761, O.P.R.D.C.T., and the Vantex North Addition, an addition to the City of Dallas, recorded in Volume 2002014, Page 17, D.R.D.C.T., and the AAA Cooper Transportation, an addition to the City of Dallas, recorded in Volume 94068, Page 7185, D.R.D.C.T., for a distance of 1,045.72 feet to a point for corner, being the south corner of a right-of-way corner clip at the intersection of said southwest right-of-way line of Harry Hines Boulevard with the south right-of-way line of said Empire Central Drive;

THENCE North 41 degrees 31 minutes 21 seconds West, over and across said Empire Central Drive, for a distance of 240.20 feet to a point for corner at the intersection of said southwest right-of-way line of Harry Hines Boulevard with the north right-of-way line of said Empire Central Drive, same being the east corner of a tract of land described in deed to HARRY EMPIRE, LTD., as recorded in Instrument Number 201100197435, O.P.R.D.C.T., said point being the beginning of a non-tangent circular curve to the right having a radius of 2,925.00 feet and whose chord bears North 37 degrees 34 minutes 56 seconds West, and chord length of 510.82 feet;

THENCE Northwesterly, along said southwest right-of-way line and the northeast line of said Harry Empire, Ltd. tract and with said curve through a central angle of 10 degrees 01 minute 08 seconds, for an arc distance of 511.47 feet to a point for corner, being at the intersection of the southwest right-of-way line of said Harry Hines Boulevard with the south right-of-way line of Hines Place (a 100.00 foot wide right-of-way);

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 31 degrees 17 minutes 55 seconds West, passing at a distance of 398.35 feet the intersection of said southwest right-of-way line of Harry Hines Boulevard with the north right-of-way line of said Hines Place, same being the east corner of Lot 2, Block 6063, Hines Place Addition, an addition to the City of Dallas recorded in Volume 85181, Page 6571, D.R.D.C.T., and continuing along the southwest right-of-way line of said Harry Hines Boulevard and along said Lot 2, in all, a total distance of 612.95 feet to a point for corner, same being the east corner of a tract of land described in deed, to Mustafa Zaki Taksh, as recorded in Instrument Number 20080287068, O.P.R.D.C.T.;

THENCE North 31 degrees 26 minutes 23 seconds West, continuing along said southwest right-of-way line of said Harry Hines Boulevard and along said Mustafa Zaki Taksh tract, for a distance of 86.00 feet to a point for corner;

THENCE North 43 degrees 36 minutes 57 seconds East, over and across said Harry Hines Boulevard, for a distance of 170.55 feet to a point for corner, lying in the northeast right-of-way line of said Harry Hines Boulevard, same being the west corner of Lot 2, Block 5761, as described in deed, to Candace Rubin & 2033 EC, Ltd., as recorded in Instrument Number 201500139811, O.P.R.D.C.T.;

THENCE South 30 degrees 31 minutes 22 seconds East, along the northeast right-of-way line of said Harry Hines Boulevard and along said Lot 2, for a distance of 69.64 feet to a point for corner, being the south corner of said Lot 2 and the west corner of Lot 3, Block 5761 as described in deed to Saadat K. Raoufpour, as recorded in Instrument Number 201400030996, O.P.R.D.C.T.;

THENCE South 30 degrees 49 minutes 55 seconds East, continuing along the northeast right-of-way line of said Harry Hines Boulevard and along said Lot 3, for a distance of 87.61 feet to a point for corner, being the south corner of said Lot 3 and the west corner of a tract of land described in deed to Joanna H. Strattin and Maria C. Strattin recorded in Volume 2005141, Page 1653, D.R.D.C.T.;

THENCE South 30 degrees 49 minutes 39 seconds East, continuing along the northeast right-of-way line of said Harry Hines Boulevard and along said Strattin tract, passing at a distance of 150.00 feet an iron rod found for the south corner of a tract of land described in deed to Joanna H. Strattin and Maria C. Strattin recorded in Volume 2005141, Page 1606, D.R.D.C.T., and lying in the northwest right-of-way line of an alley (variable width), and continuing over and across said alley and along said northeast right-of-way line of Harry Hines Boulevard, passing at a distance of 20.79 feet to a point for the west corner of Lot 14, Block A/2365, Lovedale Property Addition, an addition to the City of Dallas recorded in Volume 71245, Page 38, D.R.D.C.T., and continuing along the northeast right-of-way line of said Harry Hines Boulevard and along Lot 14 and Lot 13 of said addition in all, a total distance of 342.75 feet to a point for corner, same being the south corner of Lot 13 of said Lovedale Property Addition, same being at the intersection of said northeast right-of-way line of Harry Hines Boulevard with the northwest right-of-way line of Lovedale Avenue (a variable width right-of-way);

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE South 30 degrees 27 minutes 35 seconds East, over and across said Lovedale Avenue, for a distance of 57.05 feet to a 1-inch iron pipe found for corner at the beginning of a non-tangent circular curve to the left having a radius of 2,783.00 feet and whose chord bears South 33 degrees 26 minutes 32 seconds East, and chord length of 323.32 feet, said point also being at the intersection of the northeast right-of-way line of said Harry Hines Boulevard and the southeast right-of-way line of said Lovedale Avenue;

THENCE Southeasterly, along the northeast right-of-way line of said Harry Hines Boulevard and along the southwest line of Block 2366 and Block B/2366, an addition to the City of Dallas recorded in Volume 15, Page 31, M.R.D.C.T., and with said curve through a central angle of 06 degrees 39 minutes 37 seconds, for an arc distance of 323.50 feet to a point for corner, said point being at the intersection of the northeast right-of-way line of said Harry Hines Boulevard and the northwest right-of-way line of Shea Road (a variable width right-of-way);

THENCE South 62 degrees 17 minutes 28 seconds East, over and across said Shea Road, for a distance of 39.57 feet to a point for corner, same being the west corner of a tract of land described in deed to Robert Cloud and Ruth Womack Trust, as recorded in Instrument Number 20080029276, O.P.R.D.C.T.;

THENCE South 45 degrees 37 minutes 35 seconds East, along said northeast right-of-way line of said Harry Hines Boulevard and along said Robert Cloud and Ruth Womack Trust tract, for a distance of 212.63 feet to a point for corner, same being the south corner of said tract, lying in the northwest line of said Manor Hospitality Corporation tract;

THENCE South 44 degrees 22 minutes 25 seconds West, continuing along an offset in the northeast right-of-way line of said Harry Hines Boulevard and along said Manor Hospitality Corporation tract, a distance of 33.16 feet to a 1/2-inch iron rod found at the west corner of said Manor Hospitality Corporation tract;

THENCE South 45 degrees 02 minutes 28 seconds East, continuing along the northeast right-of-way line of said Harry Hines Boulevard and along said Manor Hospitality Corporation tract, a distance of 256.19 feet to the POINT OF BEGINNING and CONTAINING an area of 481,641 square feet or 11.06 acres of land, more or less.

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres

SAVE AND EXCEPT TRACT TWO:

BEING a 3.934 acre tract of land situated in the Eli Chandler Survey, Abstract Number 356, the Hiram Bennett Survey, Abstract Number 83 and the Miles Bennett Survey, Abstract Number 52, within the City of Dallas, Dallas County, Texas, being adjacent to Block A/5758, Official City Block Numbers, being a portion of Harry Hines Boulevard (a variable width right-of-way), and being more particularly described as follows:

BEGINNING at the intersection of the southwest right-of-way line of said Harry Hines Boulevard with the northwest right-of-way line of Mockingbird Lane (a variable width right-of-way), also being the most easterly northeast corner of Lot 8, Block A/6061, Providence Mockingbird Addition, an addition to the City of Dallas, recorded in Instrument Number 200600038643, O.P.R.D.C.T., (North 6,987,426.77, East 2,475,039.77);

THENCE North 42 degrees 40 minutes 12 seconds East, departing said southwest right-of-way line, for a distance of 190.98 feet to a point for corner, lying in the northeast right-of-way line of said Harry Hines Boulevard, also lying on the southwest line a tract of land described by deed to Harry Hines Venture, LP as recorded in Instrument Number 201500191409, O.P.R.D.C.T.;

THENCE South 47 degrees 19 minutes 50 seconds East, along said northeast right-of-way line, passing at a distance of 357.08 feet the northwest right-of-way line of said Mockingbird Lane, same being the south corner of said Harry Hines Venture, LP tract, and continuing along said northeast right-of-way line, passing at a distance of 121.08 feet the southeast right-of-way line of said Mockingbird Lane, same being the west corner of Lot 5, Block A/5758, Forest Park Addition, an addition to the City of Dallas, recorded in Volume 241, Page 41, M.R.D.C.T., and continuing along said northeast right-of-way line, passing at a distance of 353.38 feet the northwest right-of-way line of Treadway Street (a variable width right-of-way) and continuing along said northeast right-of-way line, in all, a total distance of 901.57 feet to a point for corner, being the west corner of a tract of land described by deed, as Tract I to The Board Of Regents Of The University Of Texas System as recorded in Instrument Number 20080251751, O.P.R.D.C.T.;

THENCE South 44 degrees 06 minutes 40 seconds West, departing said northeast right-of-way line, for a distance of 189.98 feet to a point for corner, lying in the southwest right-of-way line of said Harry Hines Boulevard, also lying in the northeast line of a tract of land described by deed to The Board Of Regents Of The University Of Texas System for and on behalf of The University Of Texas Southwestern Medical Center At Dallas as recorded in Volume 96027, Page 4516, D.R.D.C.T.;

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas

9,190,279 square feet or 211.0 acres

THENCE North 48 degrees 01 minute 36 seconds West, along said southwest right-of-way line, for a distance of 22.83 feet to a point for corner, same being the east end of a radial corner clip at the intersection of said southwest right-of-way line with the southeasterly right-of-way line of Plantation Drive (a 60 foot wide right-of-way);

THENCE North 47 degrees 22 minutes 55 seconds West, continuing along said southwest right-of-way line of Harry Hines Boulevard, for a distance of 873.96 feet to the POINT OF BEGINNING and CONTAINING an area of 171,362 square feet or 3.934 acres of land, more or less.

SAVE AND EXCEPT TRACT THREE:

BEING a 2,820 square foot tract of land situated in the Miles Bennett Survey, Abstract Number 52, within the City of Dallas, Dallas County, Texas, being adjacent to Block 4723, Official City Block Numbers, and being part of a tract of land described, in deed, to Dallas Area Rapid Transit (D.A.R.T.), as recorded in Volume 90177, Page 4219, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for corner in the north line of said D.A.R.T. tract and the southwest right-of-way line of Denton Drive (a variable width right-of-way) (North 6,988,603.40, East 2,478,205.99);

THENCE South 44 degrees 32 minutes 11 seconds West, departing said southwest right-of-way line of Denton Drive, over and across said D.A.R.T. tract, for a distance of 39.99 feet to a point for corner, lying in the southwest line of said D.A.R.T. tract and the south right-of-way line of said Denton Drive;

THENCE North 45 degrees 38 minutes 07 seconds West, along the southwest line of said D.A.R.T. tract, over and across said Denton Drive, for a distance of 70.31 feet to a point for corner, lying in the north right-of-way line of said Denton Drive;

THENCE North 43 degrees 59 minutes 07 seconds East, along said north right-of-way line of Denton Drive, over and across said D.A.R.T. tract, for a distance of 40.00 feet to a point for corner, lying in the northeast line of said D.A.R.T. tract;

THENCE South 45 degrees 37 minutes 53 seconds East, along said northeast line of the D.A.R.T. tract, over and across said Denton Drive, for a distance of 70.69 feet to the POINT OF BEGINNING and CONTAINING an area of 2,820 square feet of 0.065 of an acre of land, more or less.

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres

SAVE AND EXCEPT TRACT FOUR:

BEING a 1.635 acre tract of land situated in the Miles Bennett Survey, Abstract Number 52, within the City of Dallas, Dallas County, Texas, being adjacent to Block 2/2451, Official City Block Numbers, and being part of a tract of land described, in deed, to Dallas Area Rapid Transit (D.A.R.T.), as recorded in Volume 90177, Page 4219, D.R.D.C.T., and being further described as follows:

BEGINNING at a point for corner in the southwest line of said D.A.R.T. tract, being the North terminus of Owens Street (a 50.00 foot wide right-of-way) and the East corner of Lot 12-A, Block 2/2451, Manor Place, an addition to the City of Dallas, Texas recorded in Volume 84219, Page 4607, D.R.D.C.T. (North 6,988,231.13, East 2,478,529.37);

THENCE North 44 degrees 09 minutes 02 seconds East, over and across said D.A.R.T. tract, for a distance of 39.99 feet to a point for corner, lying in the northeast line of said D.A.R.T. tract and the southwest right-of-way line of Denton Drive (a variable width right-of-way);

THENCE along the common line of said D.A.R.T. tract and said Denton Drive, the following courses and distances:

South 45 degrees 37 minutes 53 seconds East, for a distance of 735.39 feet to a point for corner;

South 48 degrees 01 minutes 29 seconds East, for a distance of 322.00 feet to a point for corner;

South 50 degrees 16 minutes 53 seconds East, for a distance of 702.86 feet to a point for corner;

South 36 degrees 33 minutes 39 seconds West, for a distance of 40.06 feet to a point for corner in said southwest line of the D.A.R.T. tract;

THENCE along the southwest line of said D.A.R.T. tract, the following courses and distances:

North 50 degrees 16 minutes 53 seconds West, for a distance of 382.62 feet to a point for corner;

North 50 degrees 16 minutes 53 seconds West, for a distance of 322.41 feet to a point at the beginning of a non-tangent curve to the right having a radius of 4009.83 feet, a chord that bears North 48 degrees 01 minutes 28 seconds West, a chord distance of 325.25 feet;

Northwesterly, with said curve, through a central angle of 04 degrees 38 minutes 56 seconds, for an arc distance of 325.34 feet to a point for corner;

North 45 degrees 37 minutes 53 seconds West, for a distance of 735.26 feet to the POINT OF BEGINNING and having an area of 71,211 square feet or 1.635 acres of land, more or less.

*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres

SAVE AND EXCEPT TRACT FIVE:

BEING a 3.517 acre tract of land situated in the Miles Bennett Survey, Abstract Number 52, within the City of Dallas, Dallas County, Texas, being within Block D/5712, Official City Block Numbers, and being all of Lot 2 and Lots 8-21, Maple Lawn Terrace, an addition to the City of Dallas, recorded in Volume 3, Page 242, M.R.D.C.T. and all of Lots 3A-6C and Common Area "A" of Kimsey Place No. 2, an addition to the City of Dallas, recorded in Instrument No. 201600201791, O.P.R.D.C.T and having an area of 153,189 square feet or 3.517 acres of land, more or less.

SAVE AND EXCEPT TRACT SIX:

BEING a 37,474 square foot tract of land situated in the Miles Bennett Survey, Abstract Number 52, within the City of Dallas, Dallas County, Texas, being within Block C/5711, Official City Block Numbers, and being all of a tract of land described, in deed, to Gas Pipe, Inc., as recorded in Volume 93180, Page 2947, D.R.D.C.T., and being further described as follows:

BEGINNING at a point for corner in the northeast right-of-way line of said Maple Avenue (a 60.00 foot wide right-of-way) at the west corner of said Gas Pipe, Inc. tract and the south corner of a tract of land described, in deed, to SLJ Company, LLC & Candace Rubin, as recorded in Instrument Number 201500324424, O.P.R.D.C.T. (North 6,986,397.29, East 2,478,909.34);

THENCE North 44 degrees 14 minutes 26 seconds East, passing at a distance of 49.37 feet the East corner of said SLJ Company, LLC & Candace Rubin tract, same being a west corner of Lot 1, Block C/5711, John Eagle Addition, an addition to the City of Dallas, recorded in Instrument Number 20070232958, O.P.R.D.C.T., continuing along the southwest line of said Lot 1, in all, for a total distance of 300.00 feet to a point for corner;

THENCE along said common line of the Gas Pipe, Inc. tract and said Lot 1, the following courses and distances:

South 46 degrees 05 minutes 10 seconds East, for a distance of 125.00 feet to a point for corner;

South 44 degrees 14 minutes 26 seconds West, for a distance of 299.60 feet to a point for corner, lying in said northeast right-of-way line of Maple Avenue, being the south corner of said Gas Pipe, Inc. tract and the most southerly west corner of said Lot 1;

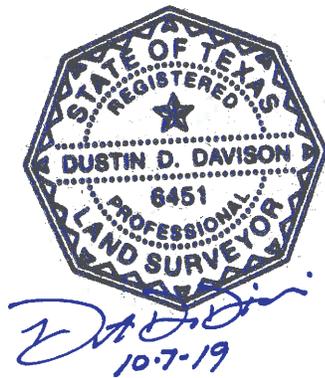
*Basis of bearing is Texas Coordinate System, North Central Zone 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres

THENCE North 46 degrees 16 minutes 05 seconds West, along the common line of said Maple Avenue and said Gas Pipe, Inc. tract, for a distance of 125.00 feet to the POINT OF BEGINNING and having an area of 37,474 square feet or 0.860 of an acre of land, more or less.

BEING a total SAVE AND EXCEPT AREA of 917,697 square feet LEAVING A NET AREA of 9,190,279 square feet or 211.0 acres of land, more or less.

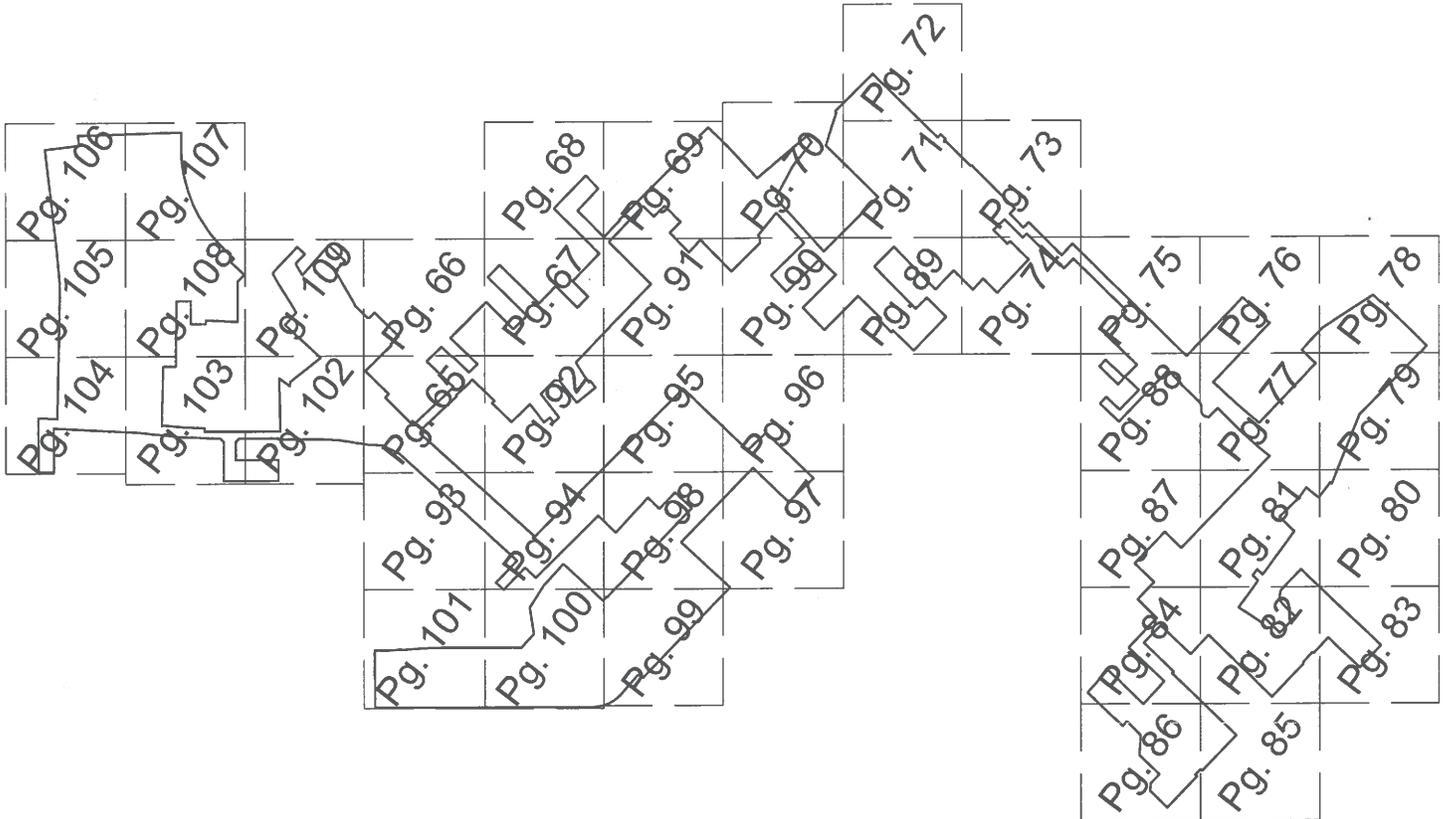


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MSD SURVEY

Between Inwood Road and Adeline Street
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Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres



NOTES:

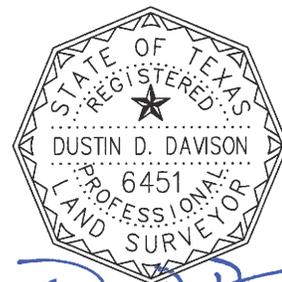
CM = controlling monument

O.P.R.D.C.T. = Official Public Records of Dallas County, Texas

D.R.D.C.T. = Deed Records, Dallas County, Texas

M.R.D.C.T. = Map Records, Dallas County, Texas

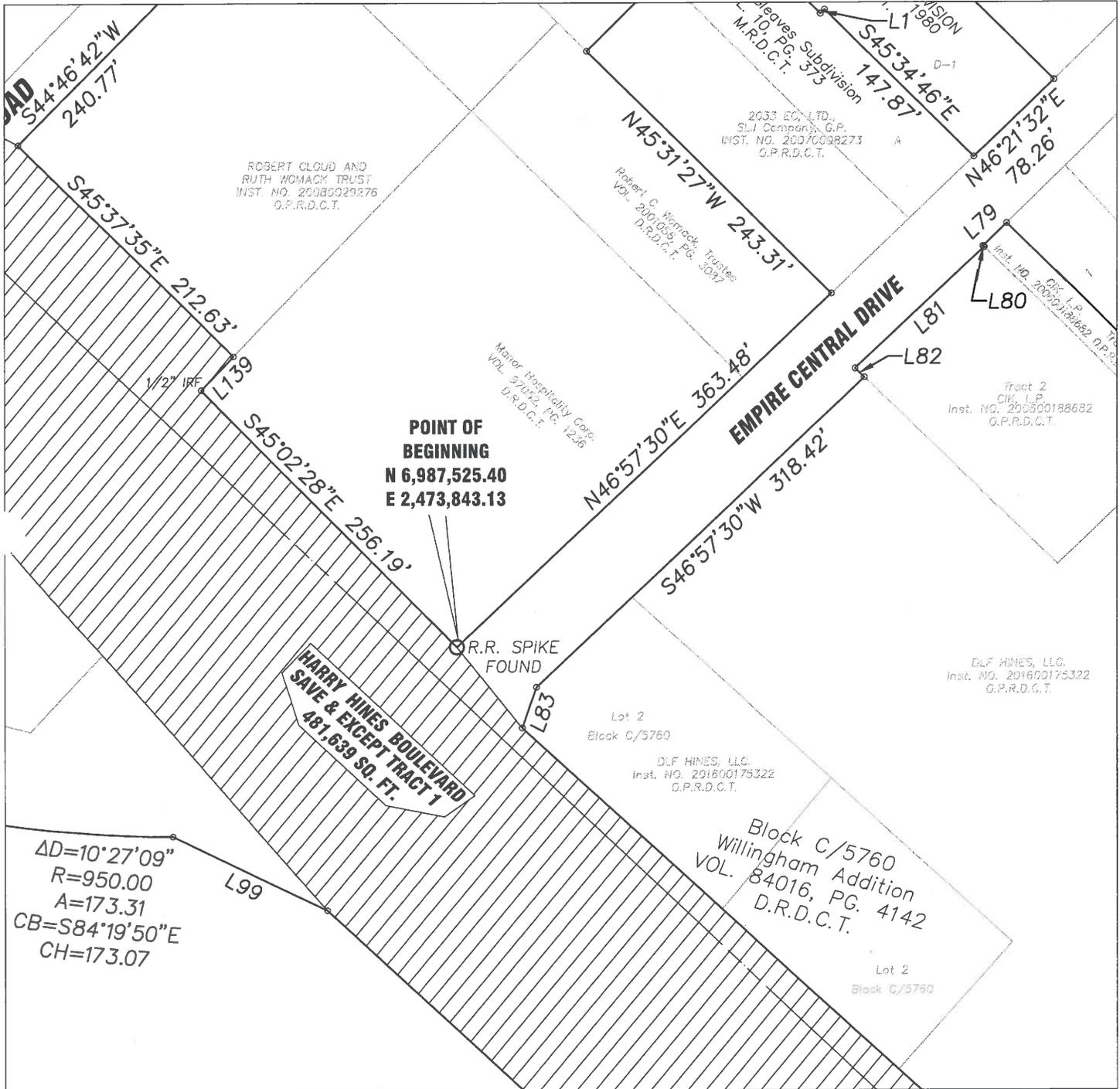
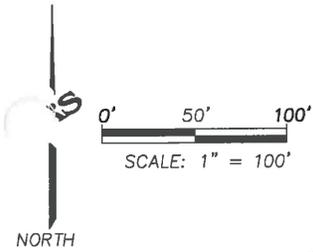
Basis of bearing is Texas Coordinate System, North Central Zone
4202, NAD 1983 (2011 Epoch 2010).



D.D.D.
10-7-19

MSD SURVEY

Between Inwood Road and Adeline Street
 along Cedar Springs Road, Denton Drive, Maple Avenue,
 Forest Park Road, and Harry Hines Boulevard
 City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres



NOTES:

C.M. = controlling monument

O.R.D.C.T. = Official Public Records of Dallas County, Texas

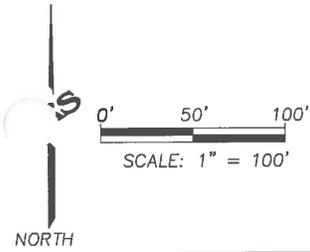
D.R.D.C.T. = Deed Records, Dallas County, Texas

M.R.D.C.T. = Map Records, Dallas County, Texas

Basis of bearing is Texas Coordinate System, North Central Zone
 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
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 City of Dallas, Dallas County, Texas
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NOTES:

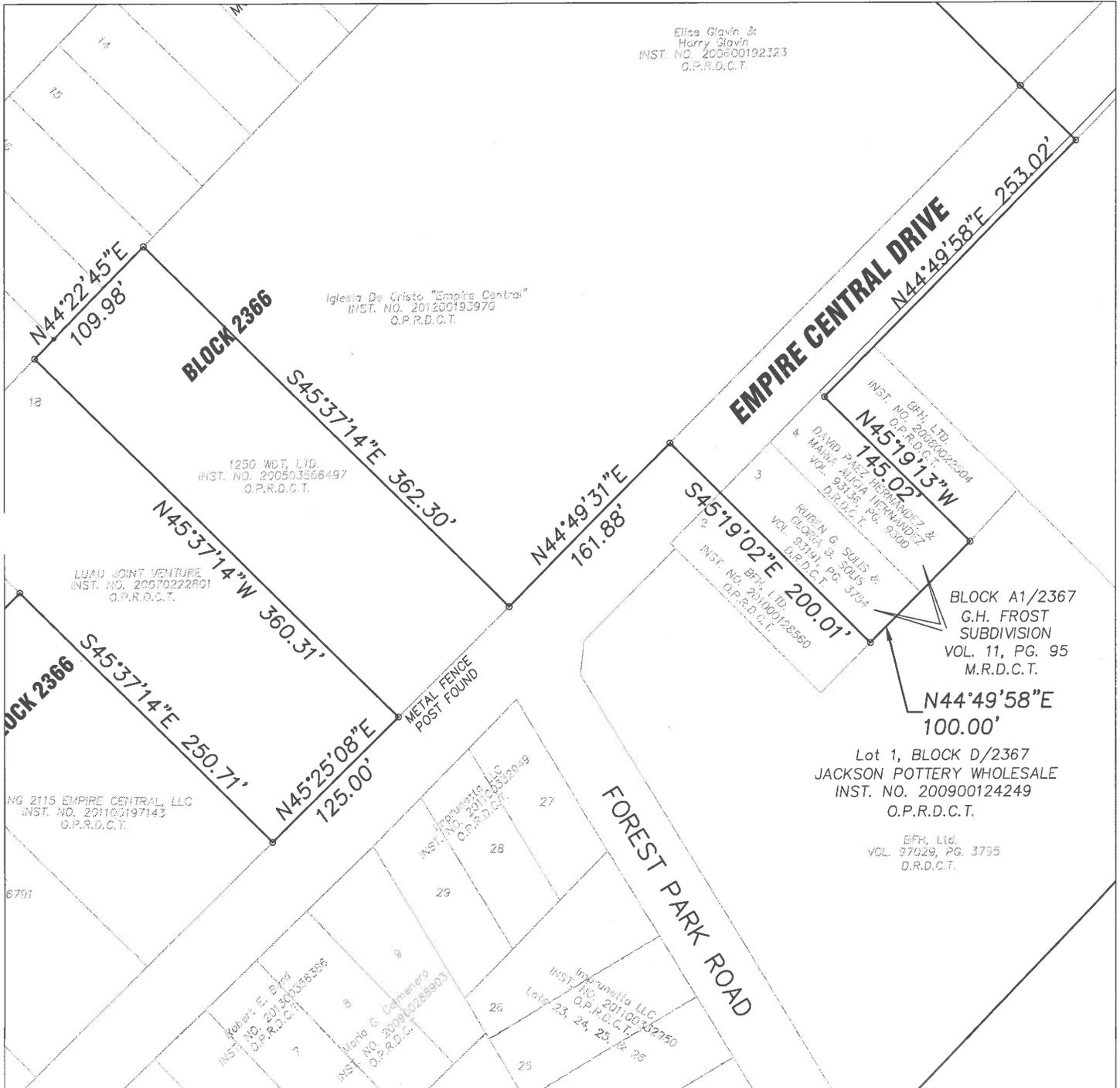
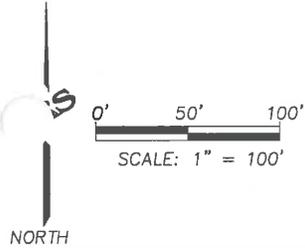
C.M. = controlling monument

R.D.C.T. = Official Public Records of Dallas County, Texas
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas

Basis of bearing is Texas Coordinate System, North Central Zone
 4202, NAD 1983 (2011 Epoch 2010).

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NOTES:

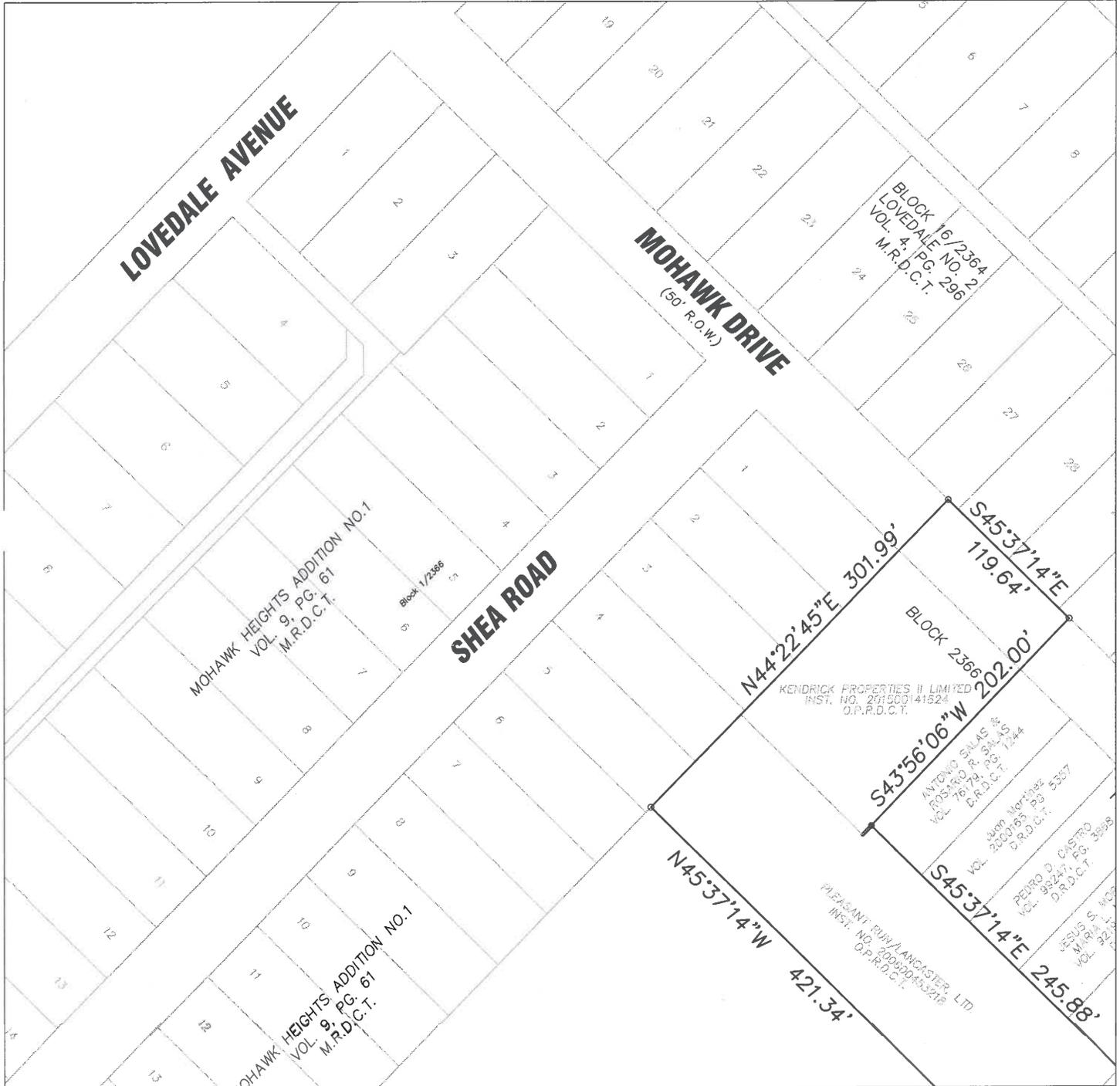
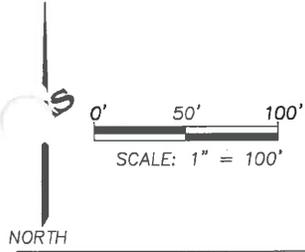
C.M. = controlling monument

O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
 D.R.D.C.T. = Deed Records, Dallas County, Texas
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Basis of bearing is Texas Coordinate System, North Central Zone
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NOTES:

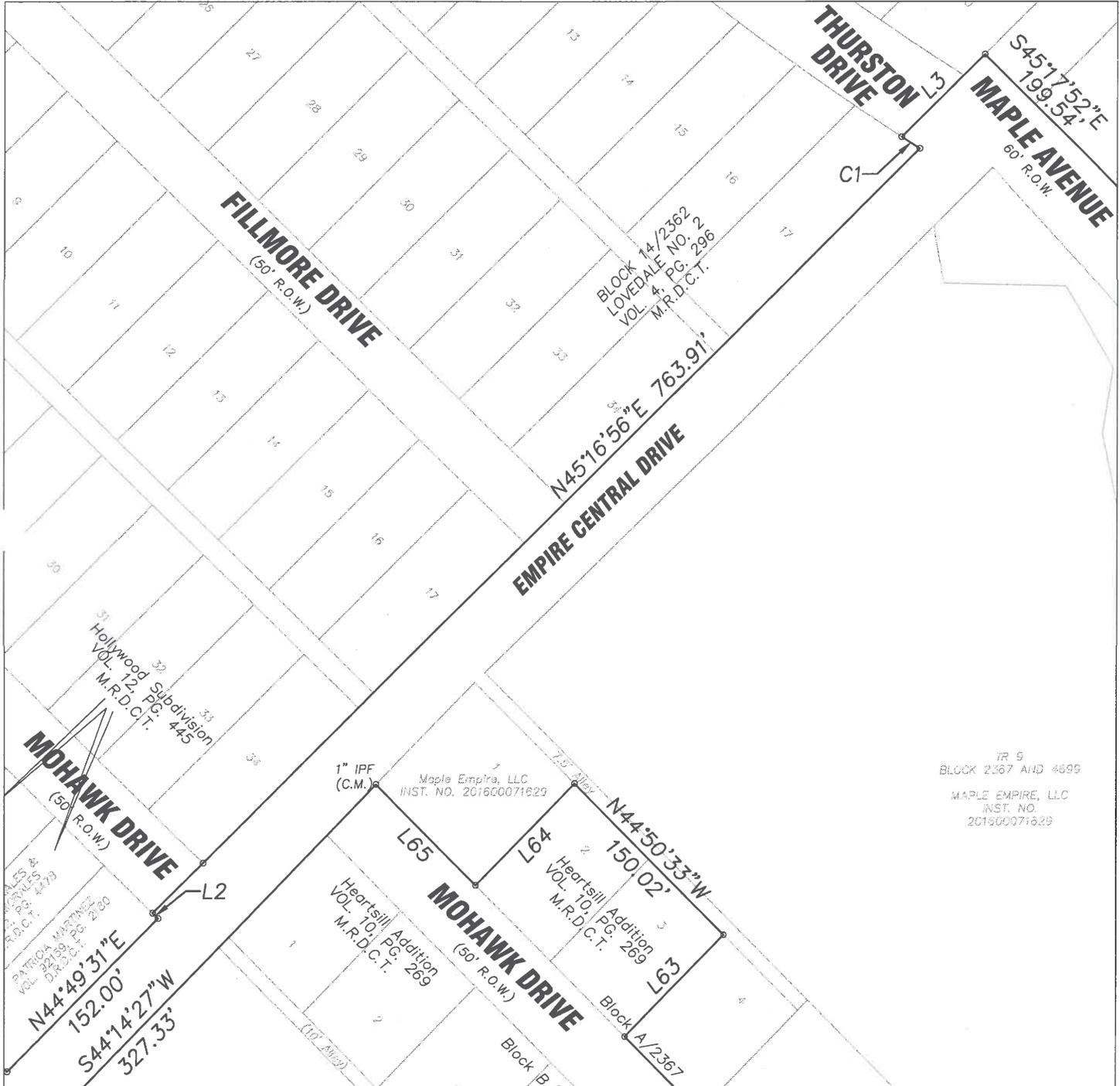
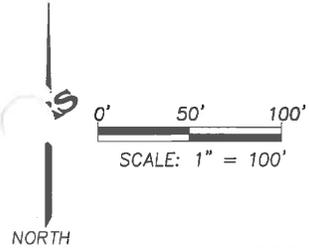
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 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
 along Cedar Springs Road, Denton Drive, Maple Avenue,
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 City of Dallas, Dallas County, Texas
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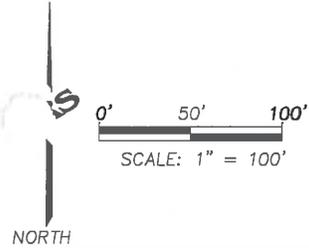
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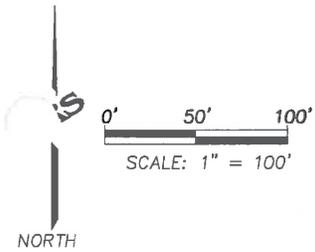
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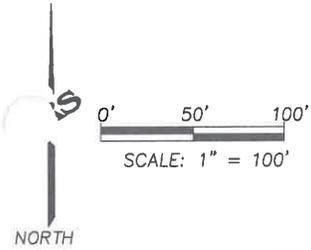
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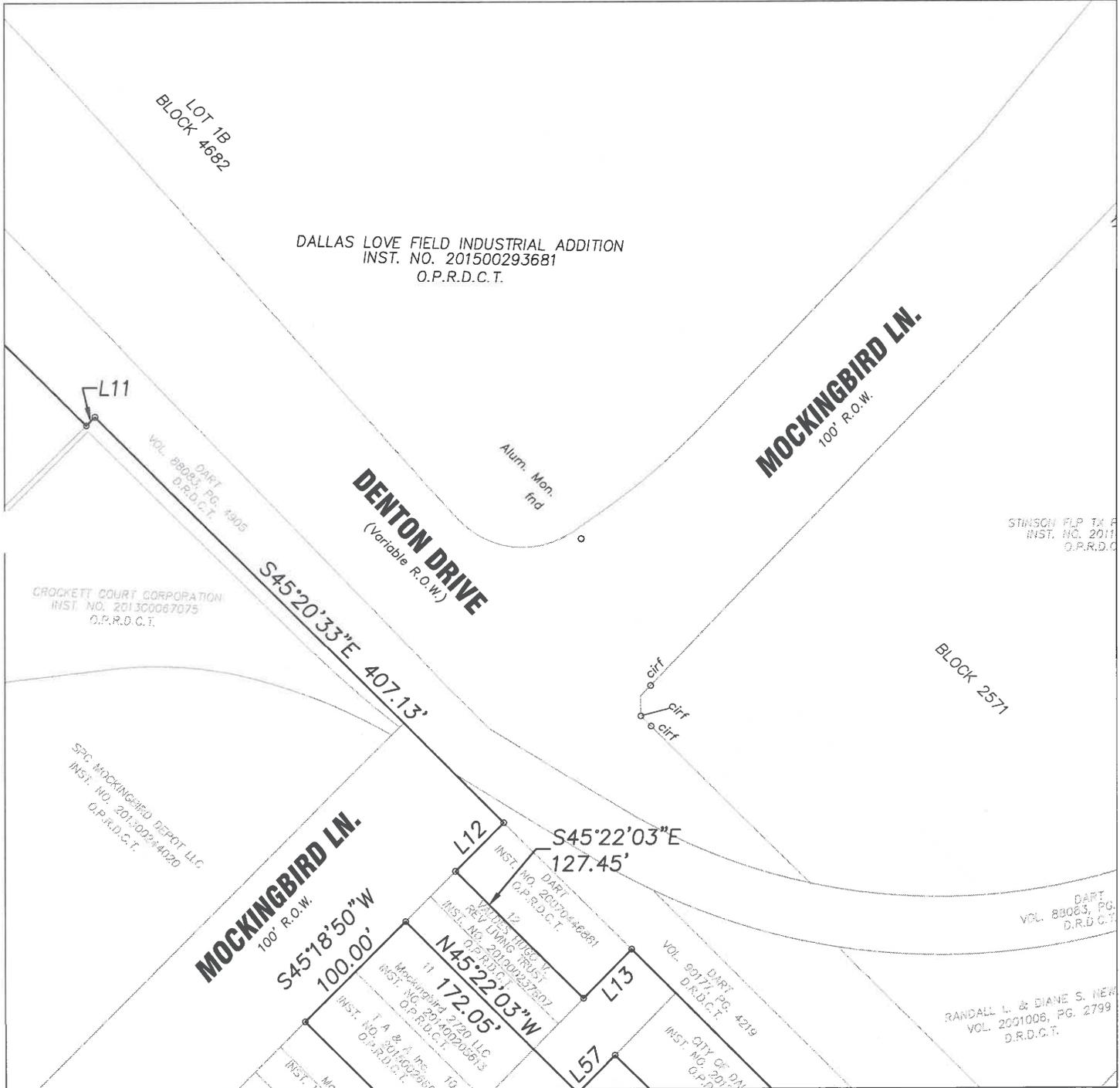
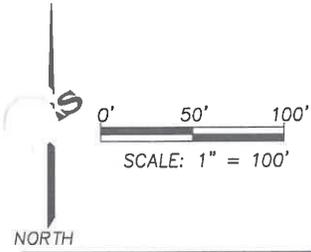
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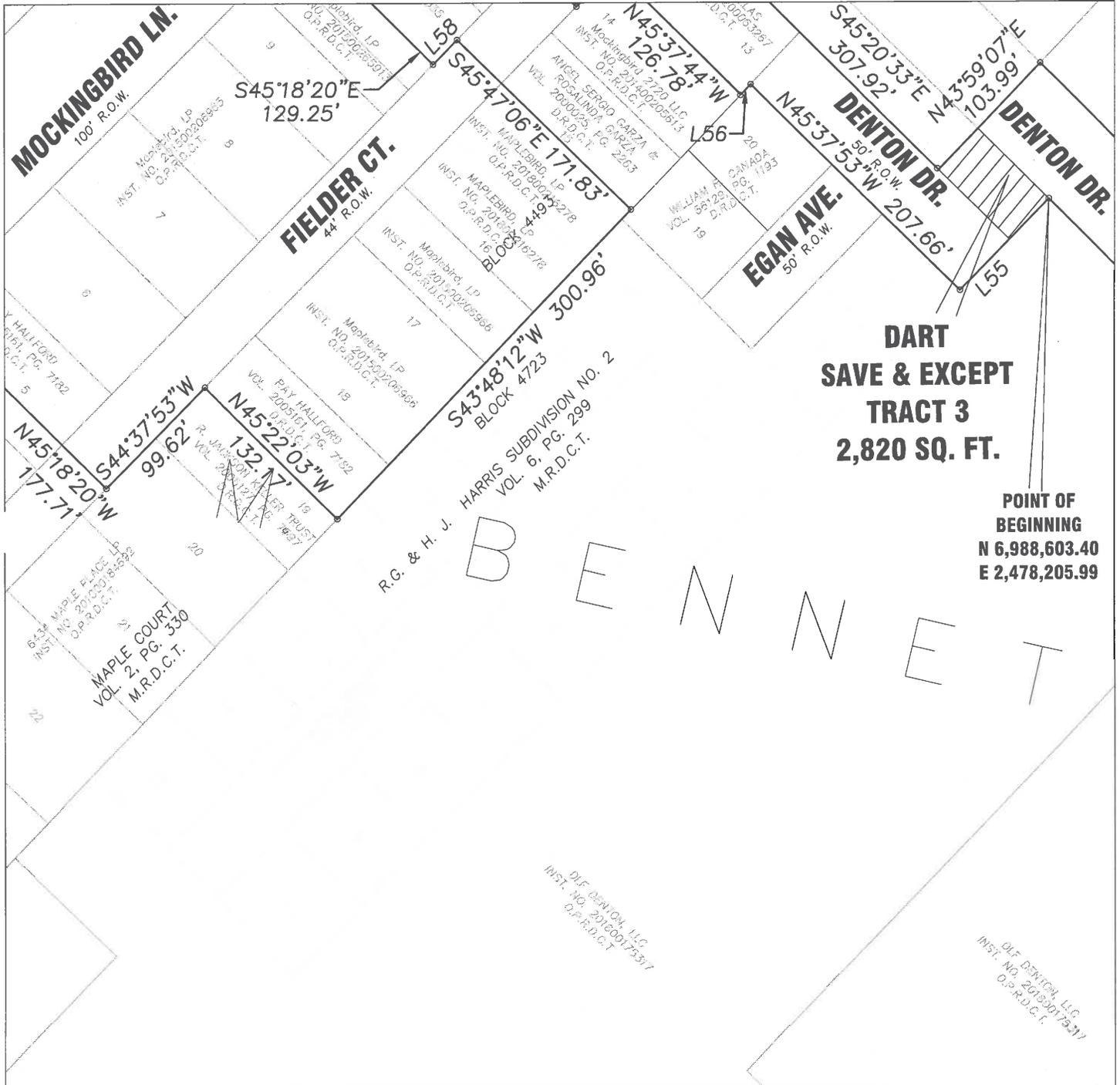
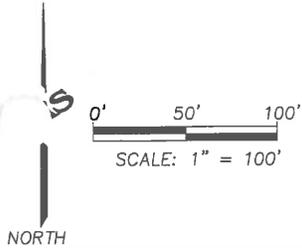
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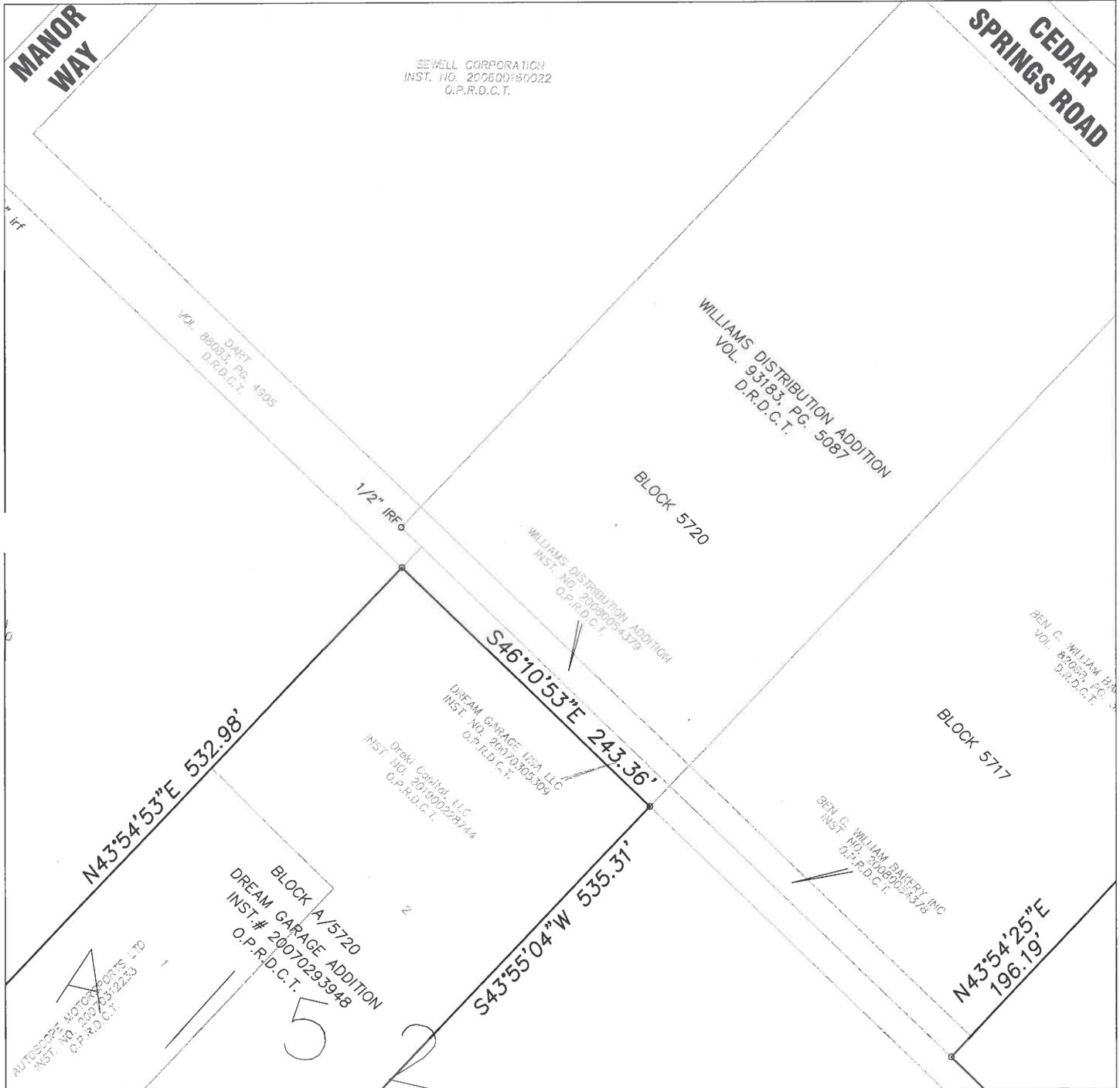
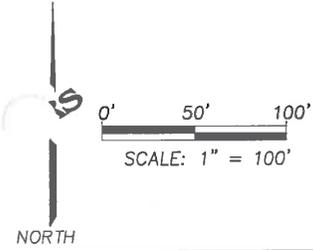
**DART
 SAVE & EXCEPT
 TRACT 3
 2,820 SQ. FT.**

**POINT OF
 BEGINNING
 N 6,988,603.40
 E 2,478,205.99**

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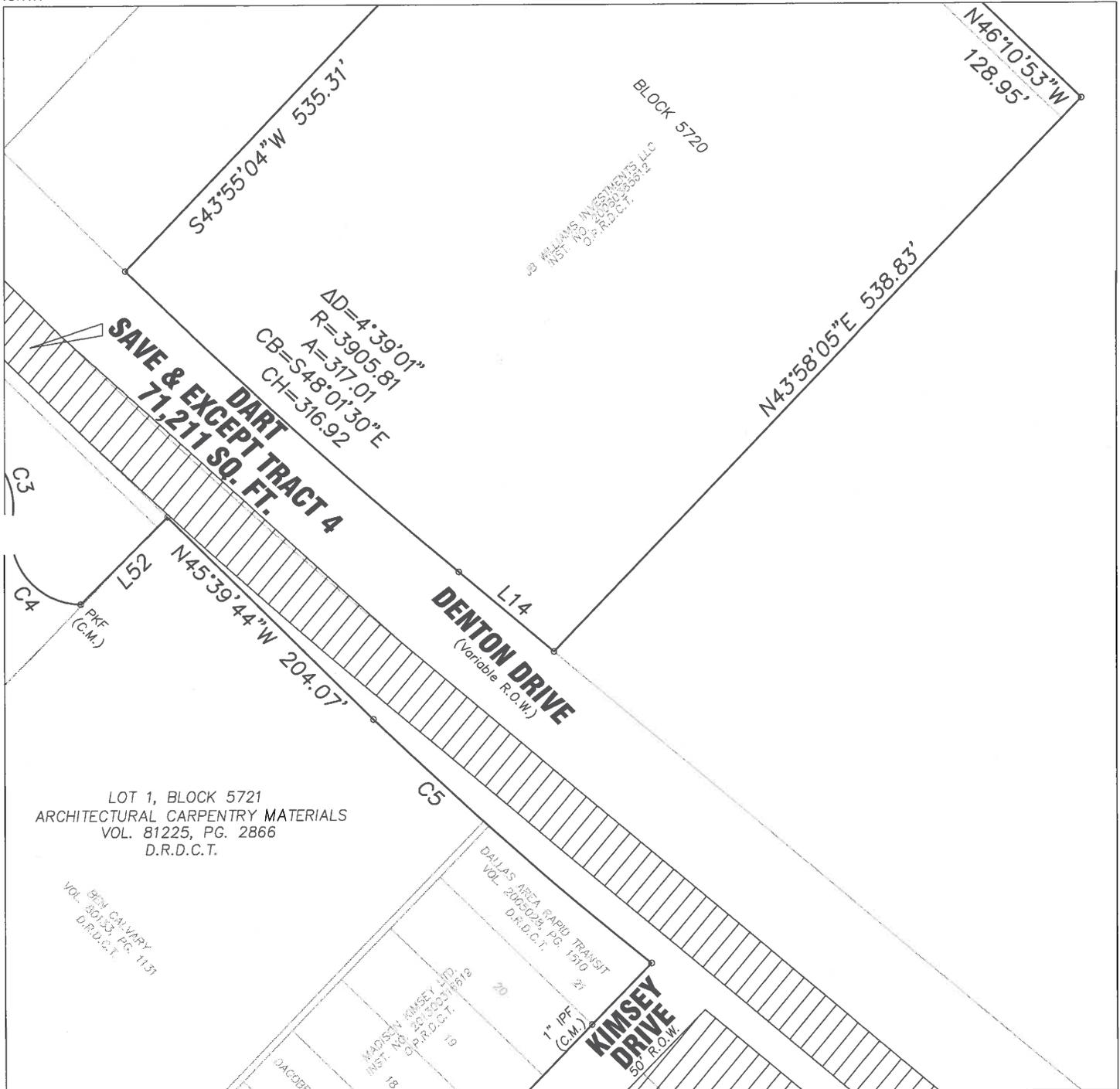
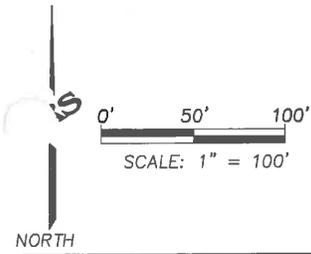
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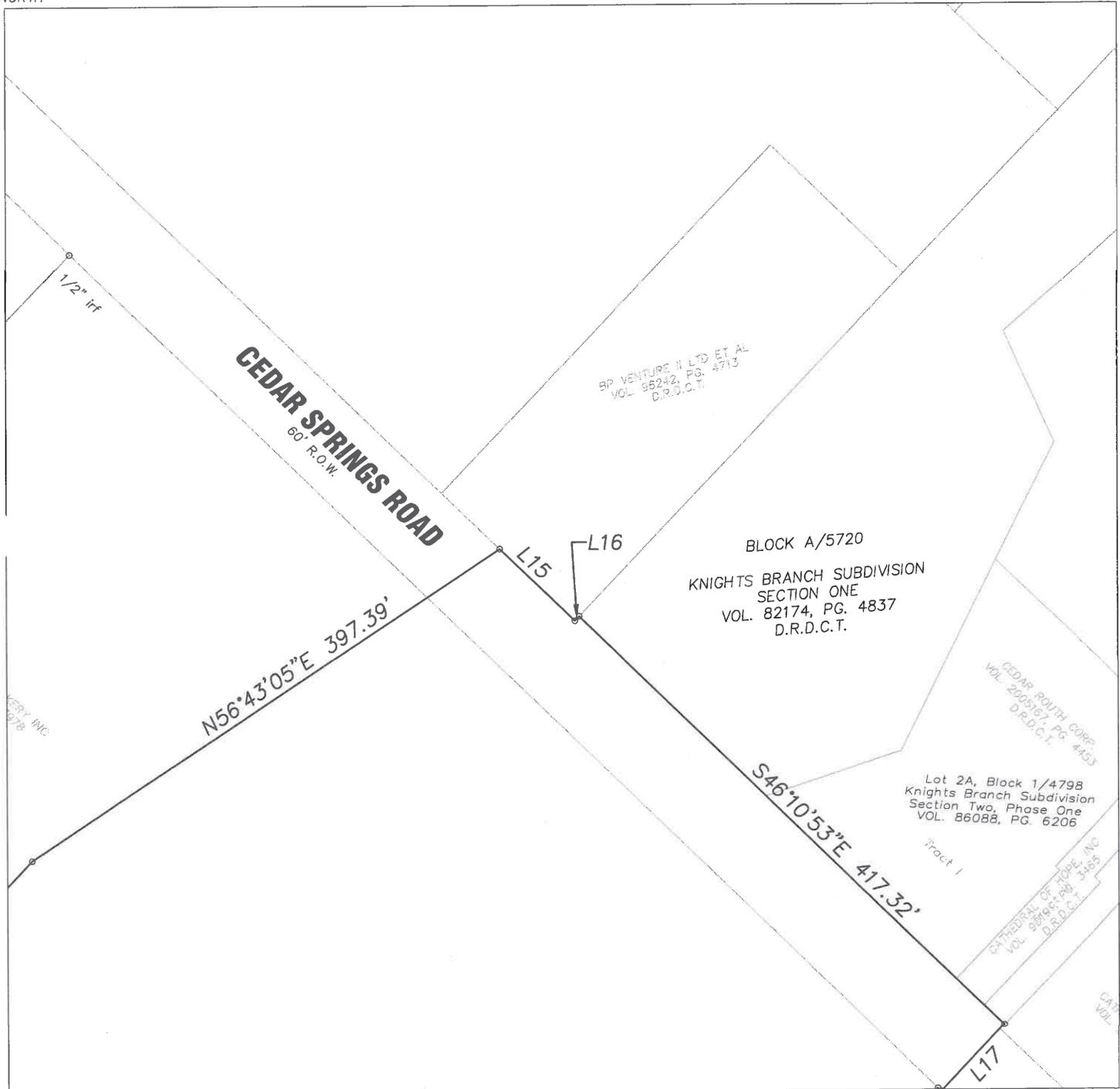
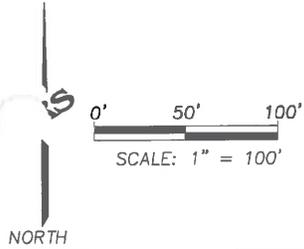
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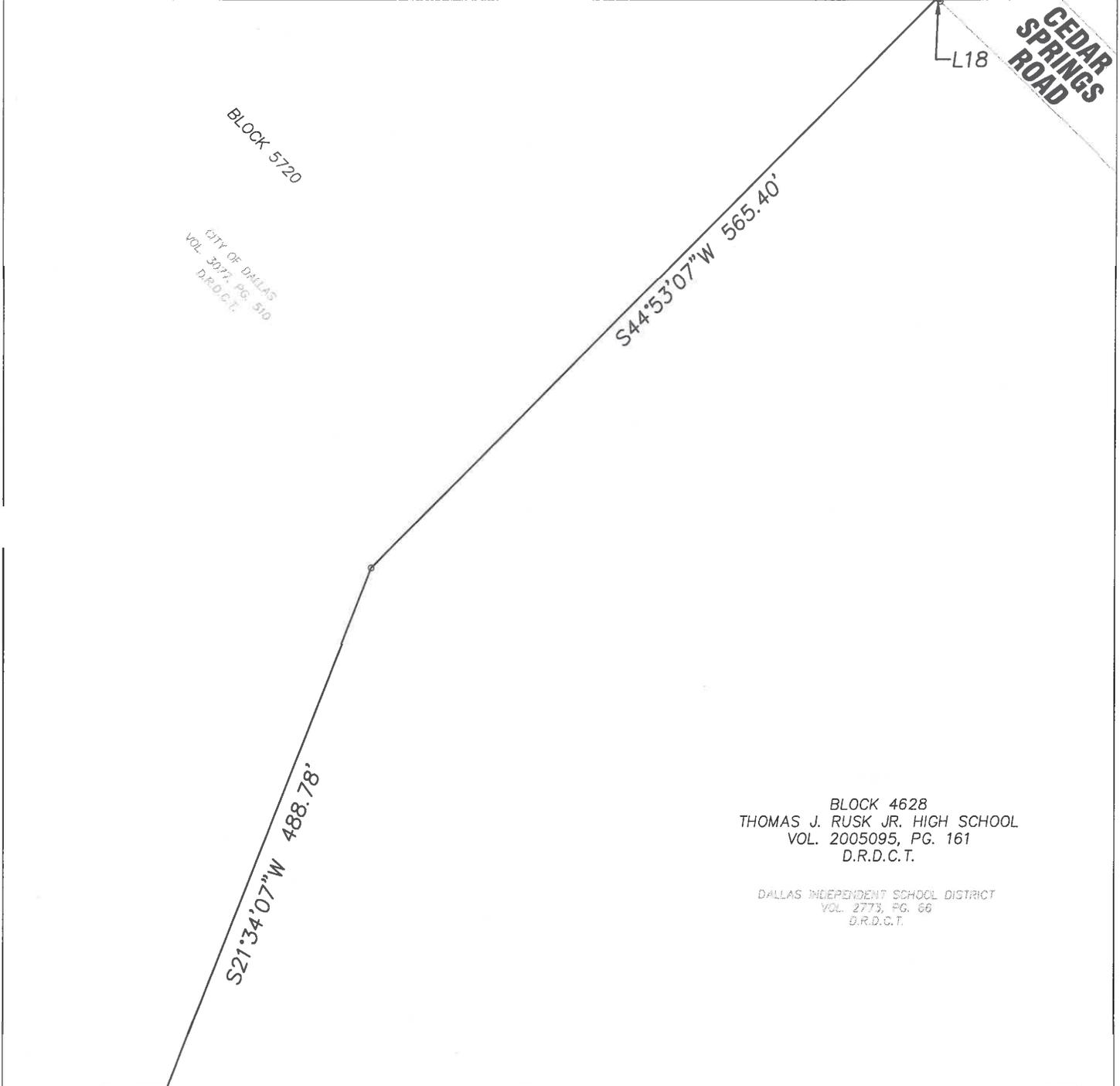
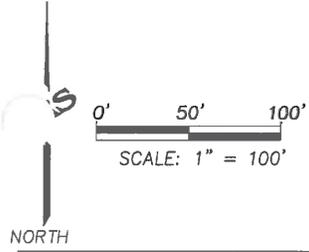
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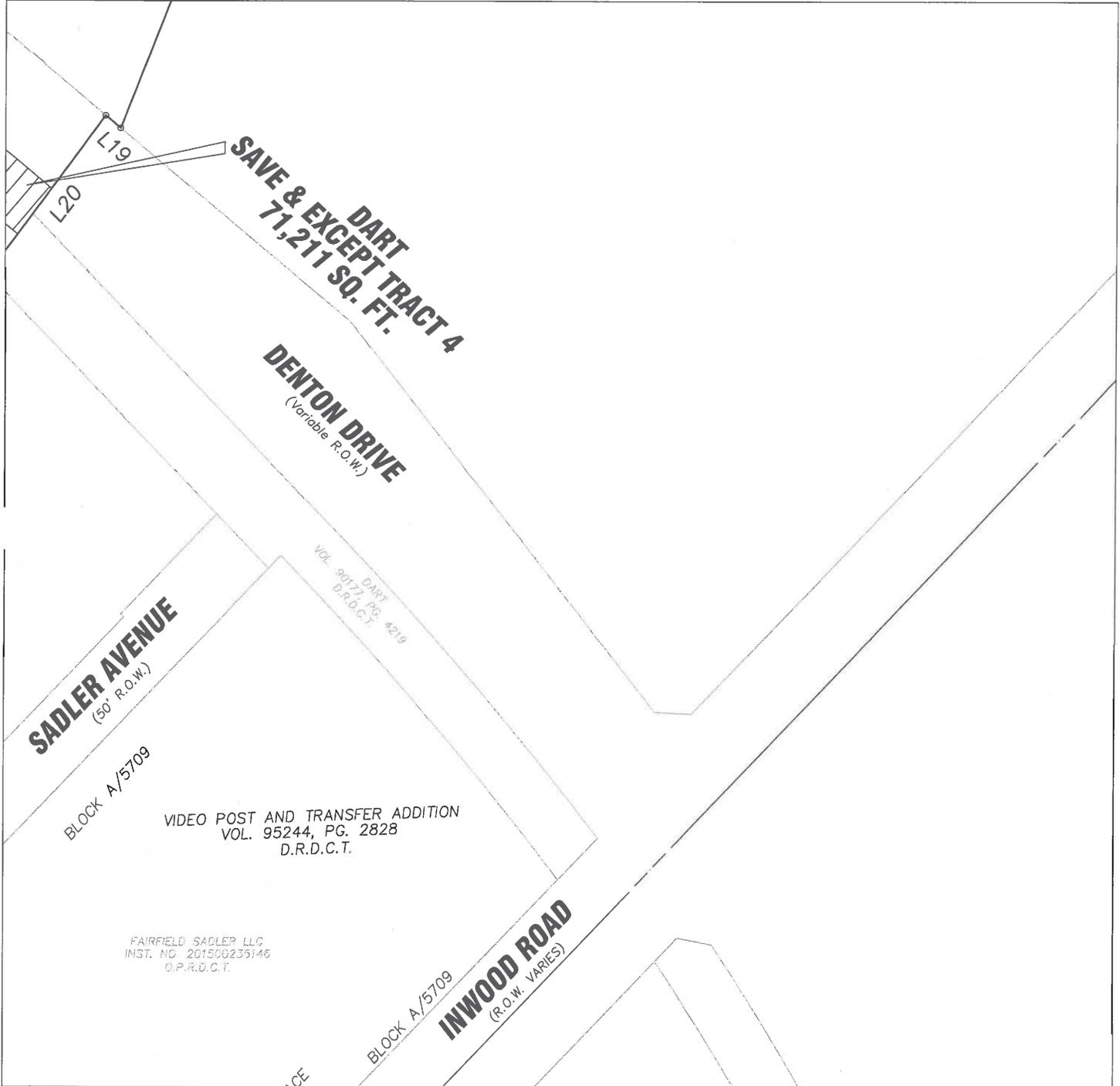
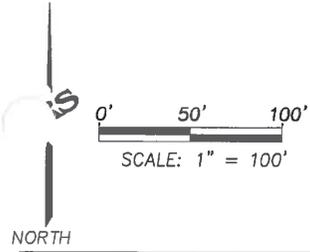
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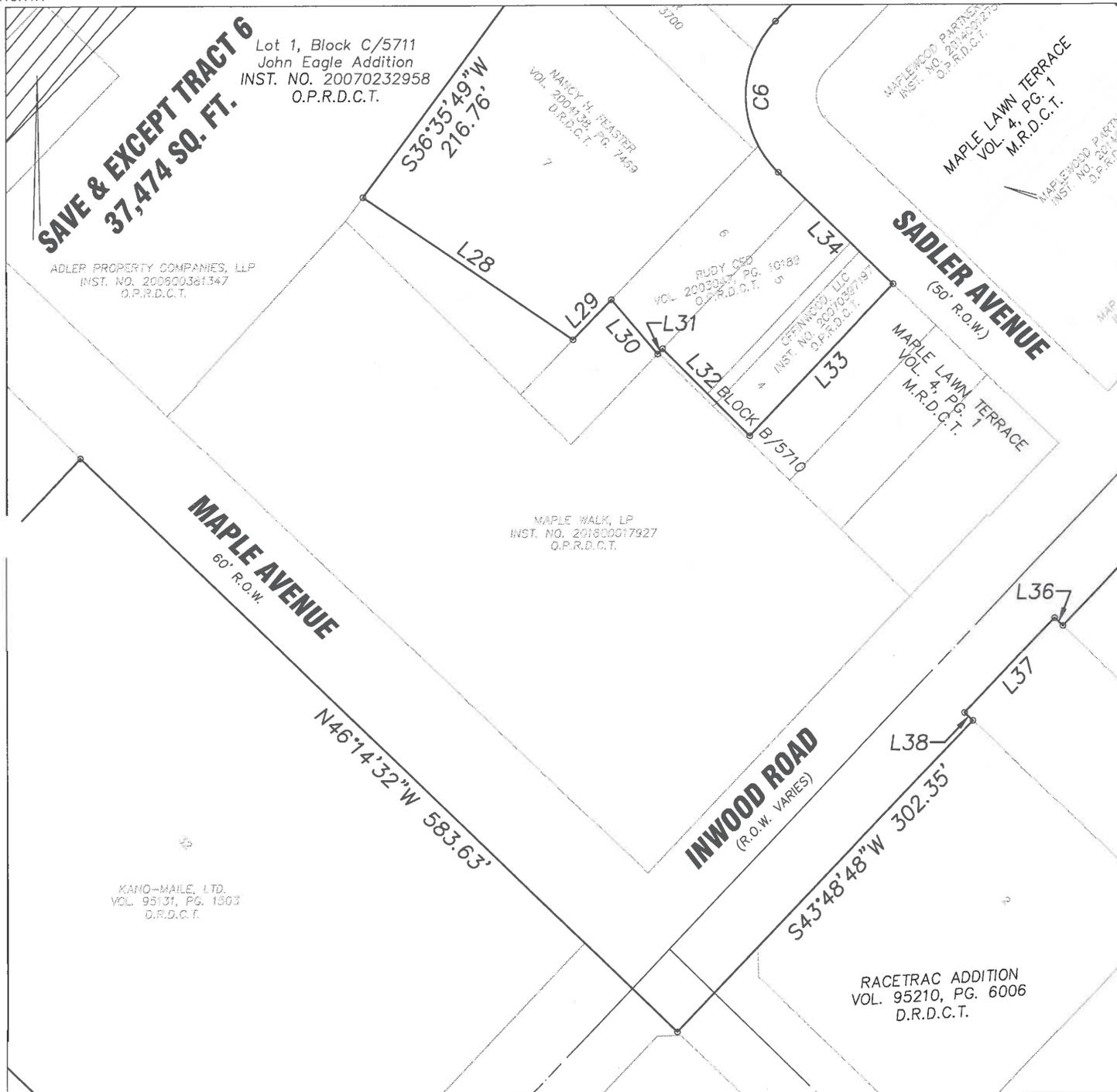
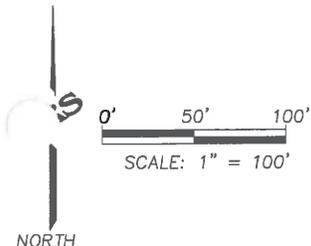
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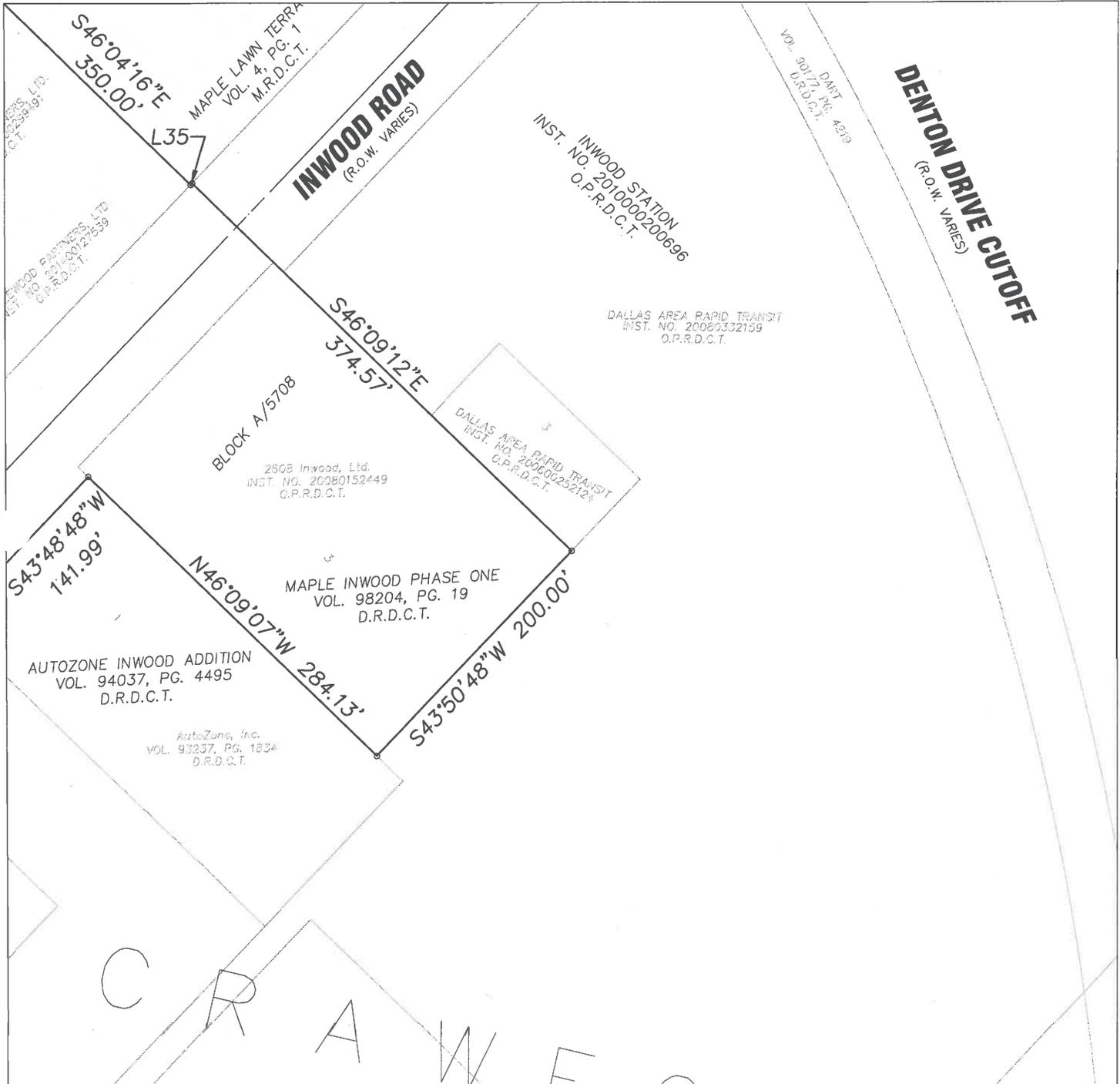
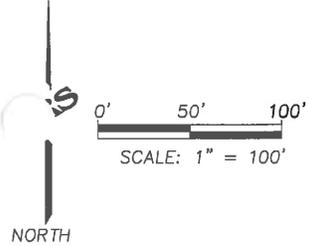
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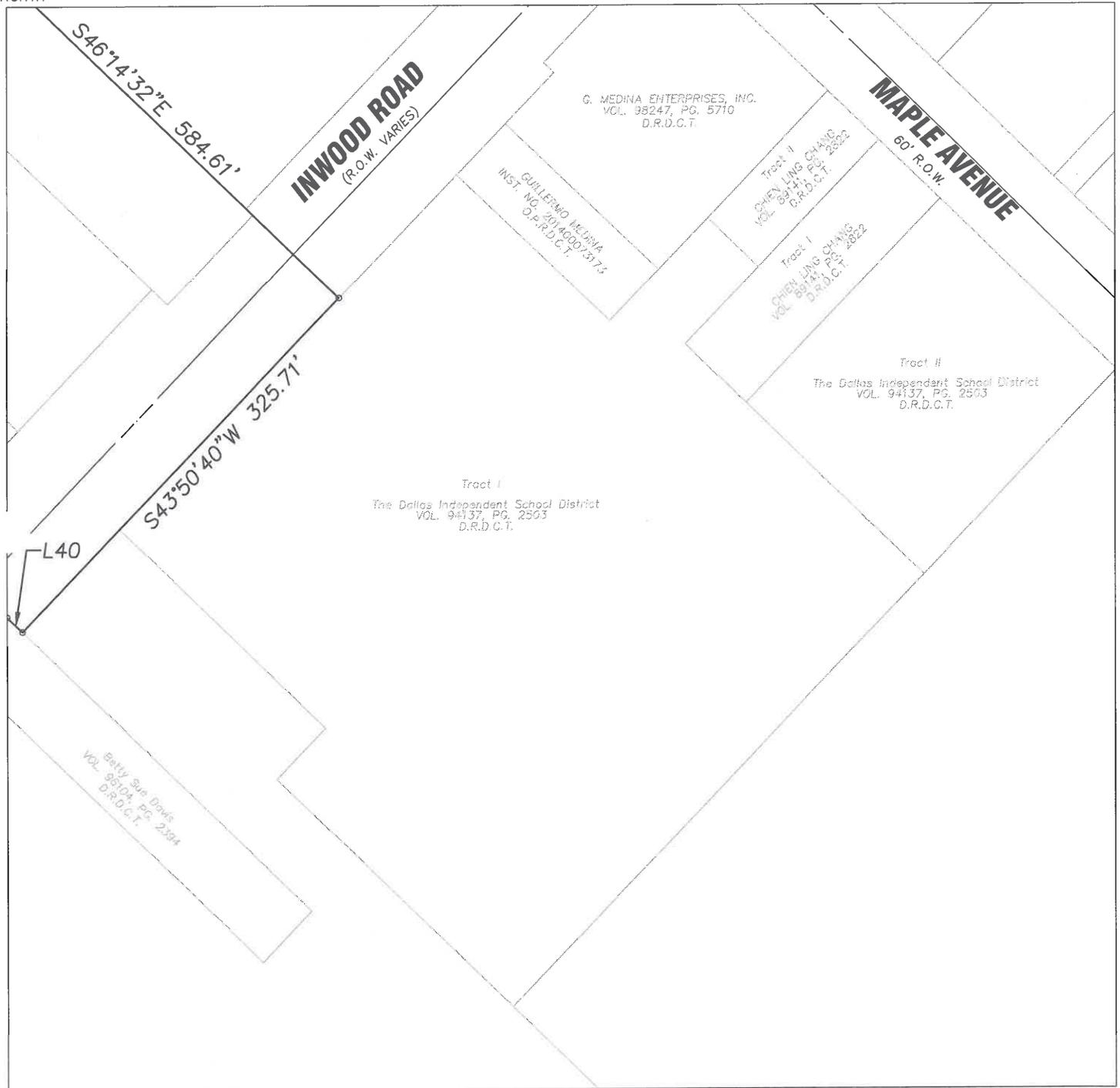
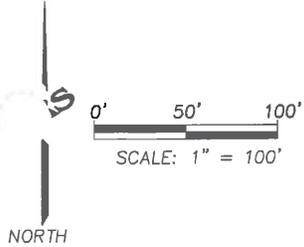
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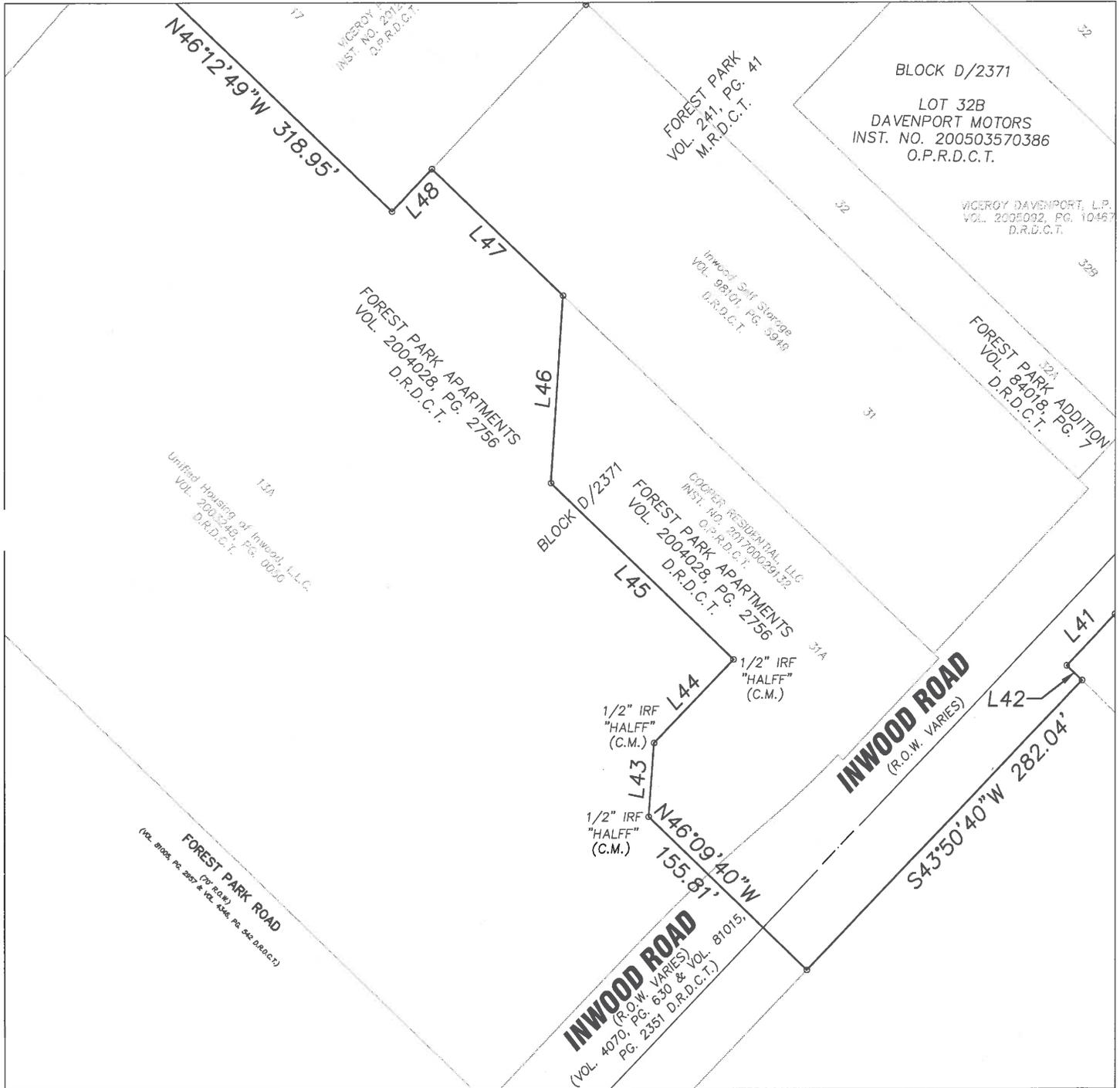
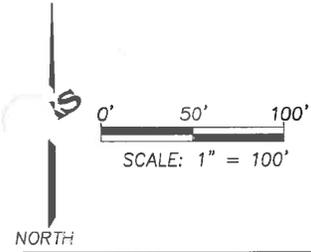
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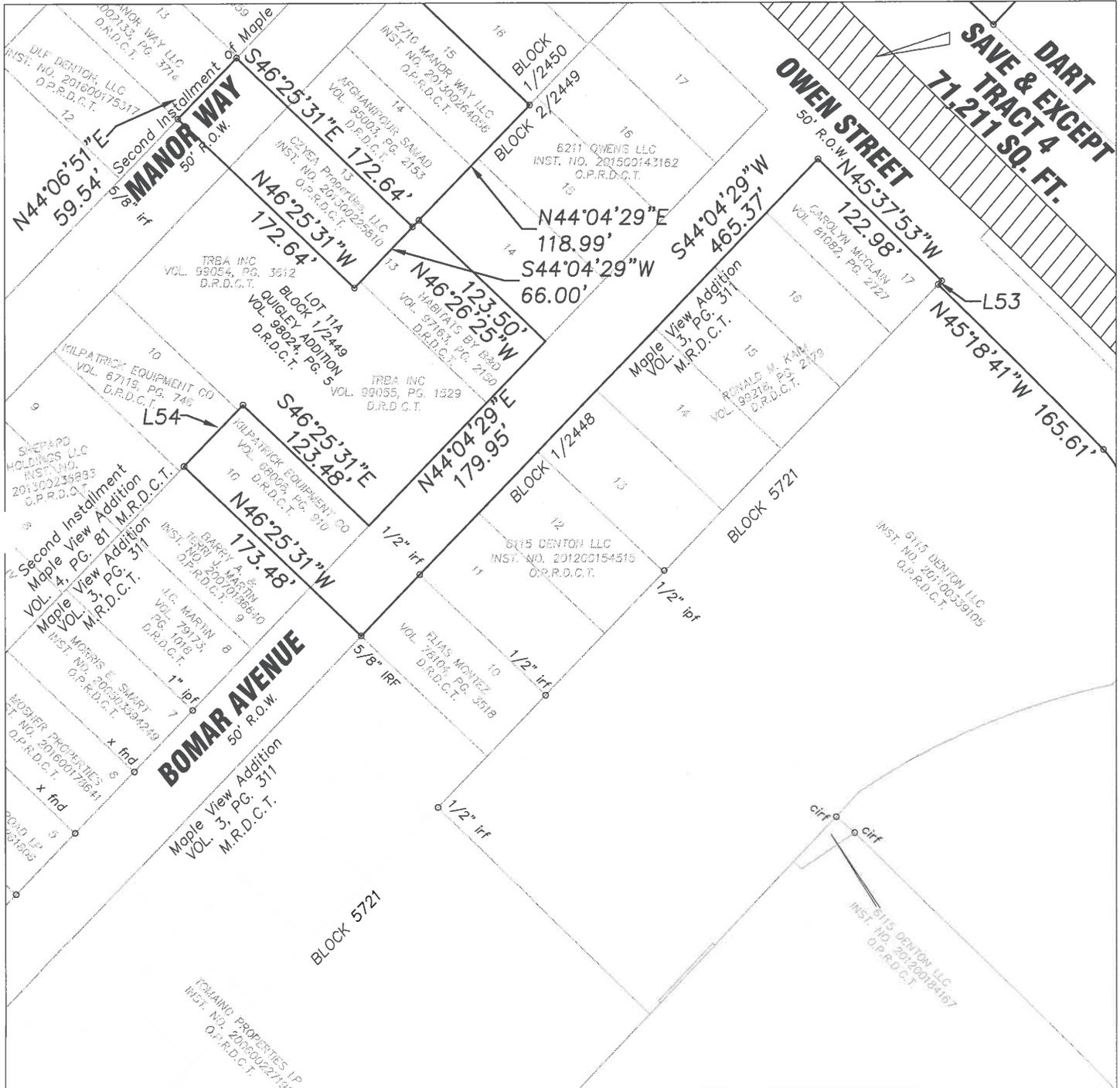
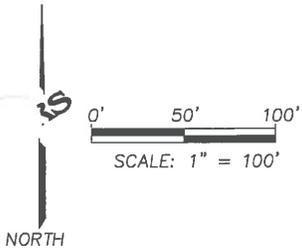
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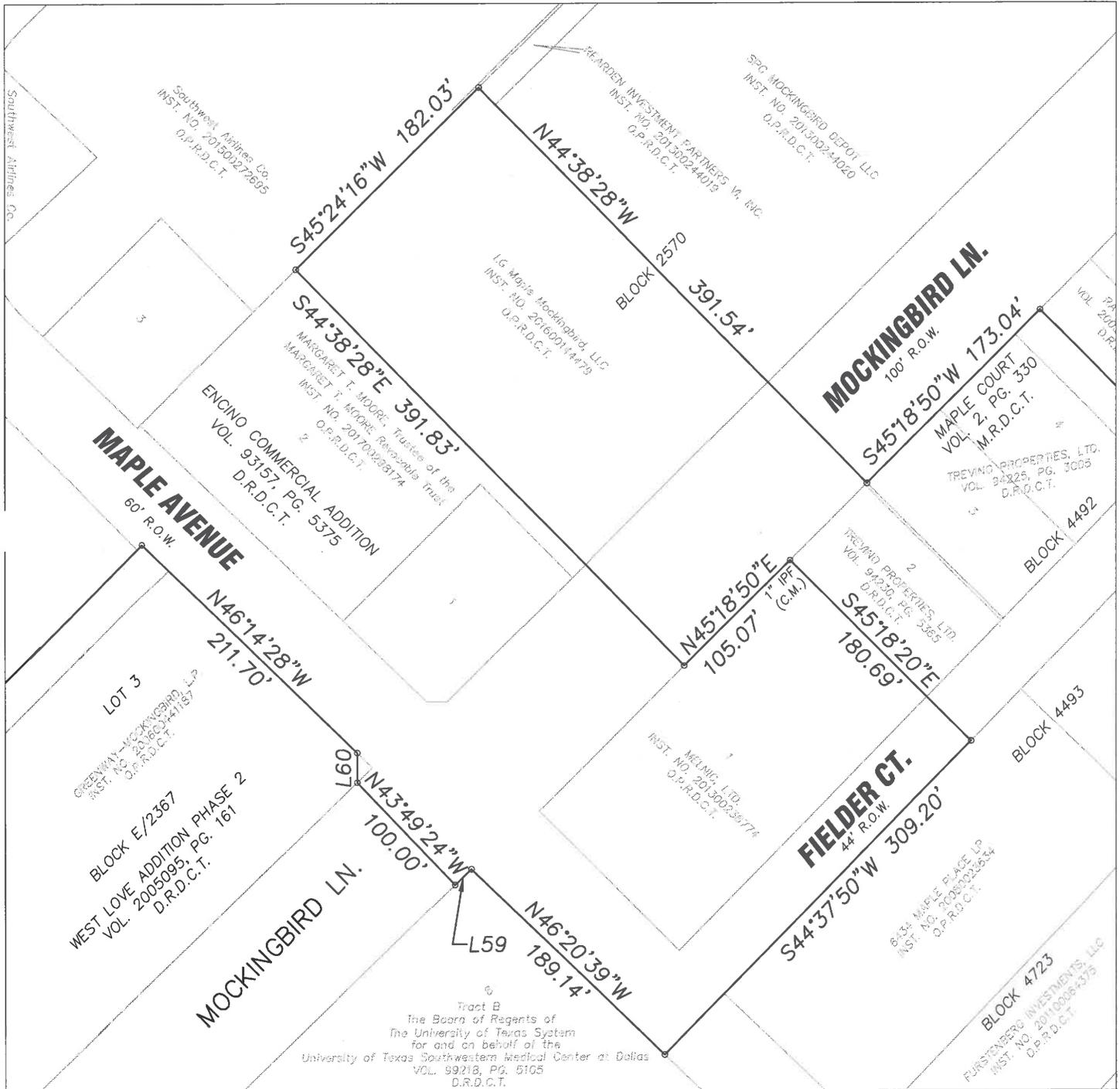
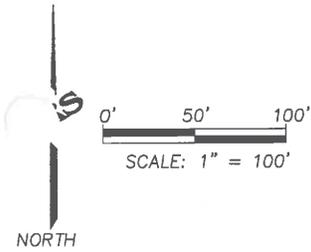
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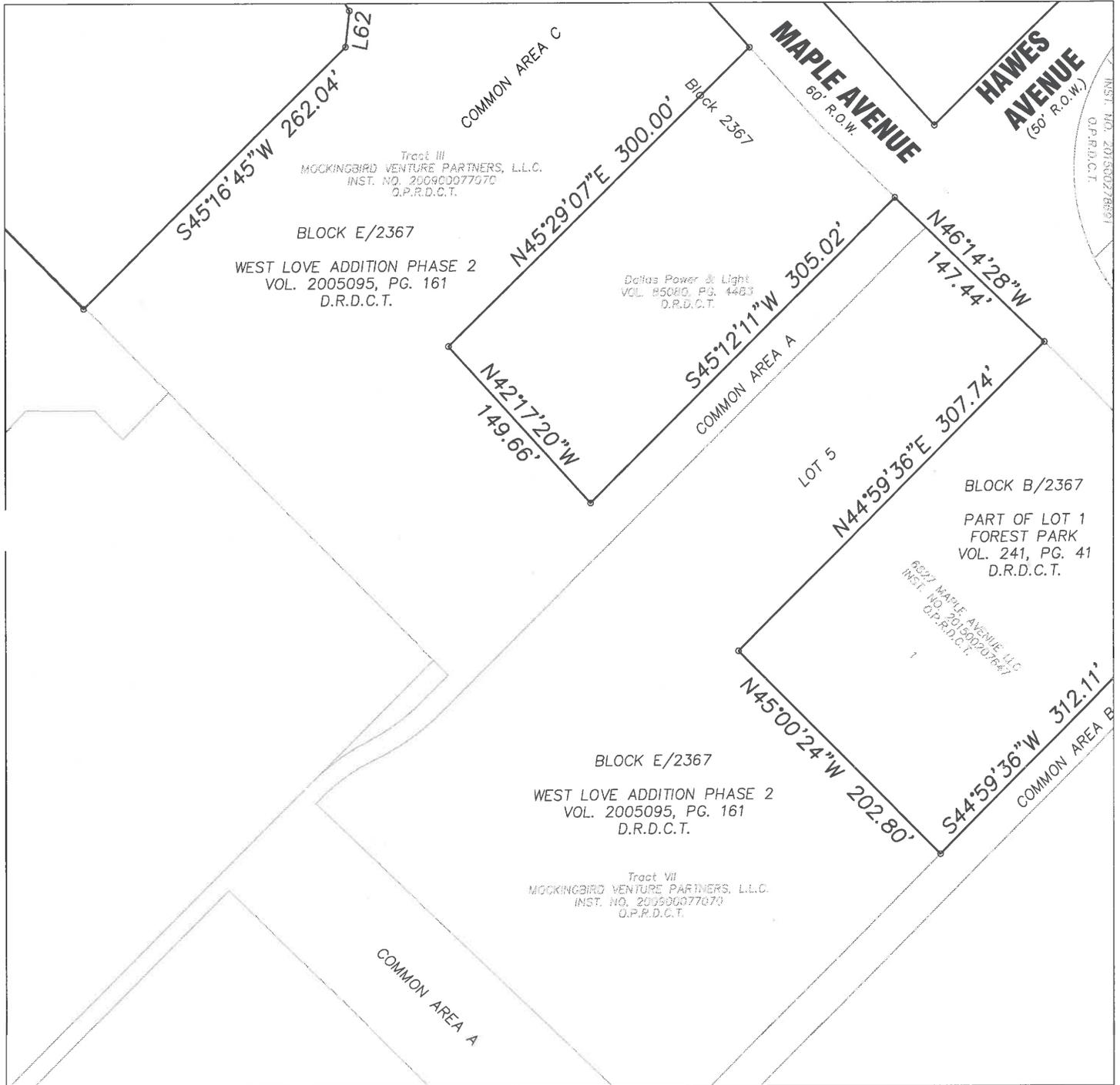
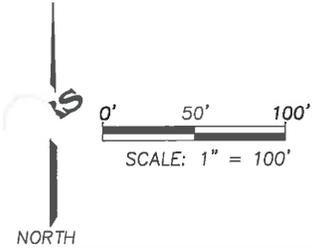
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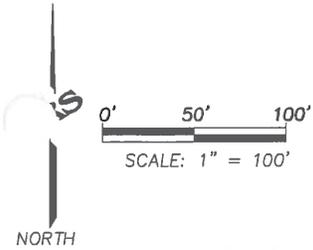
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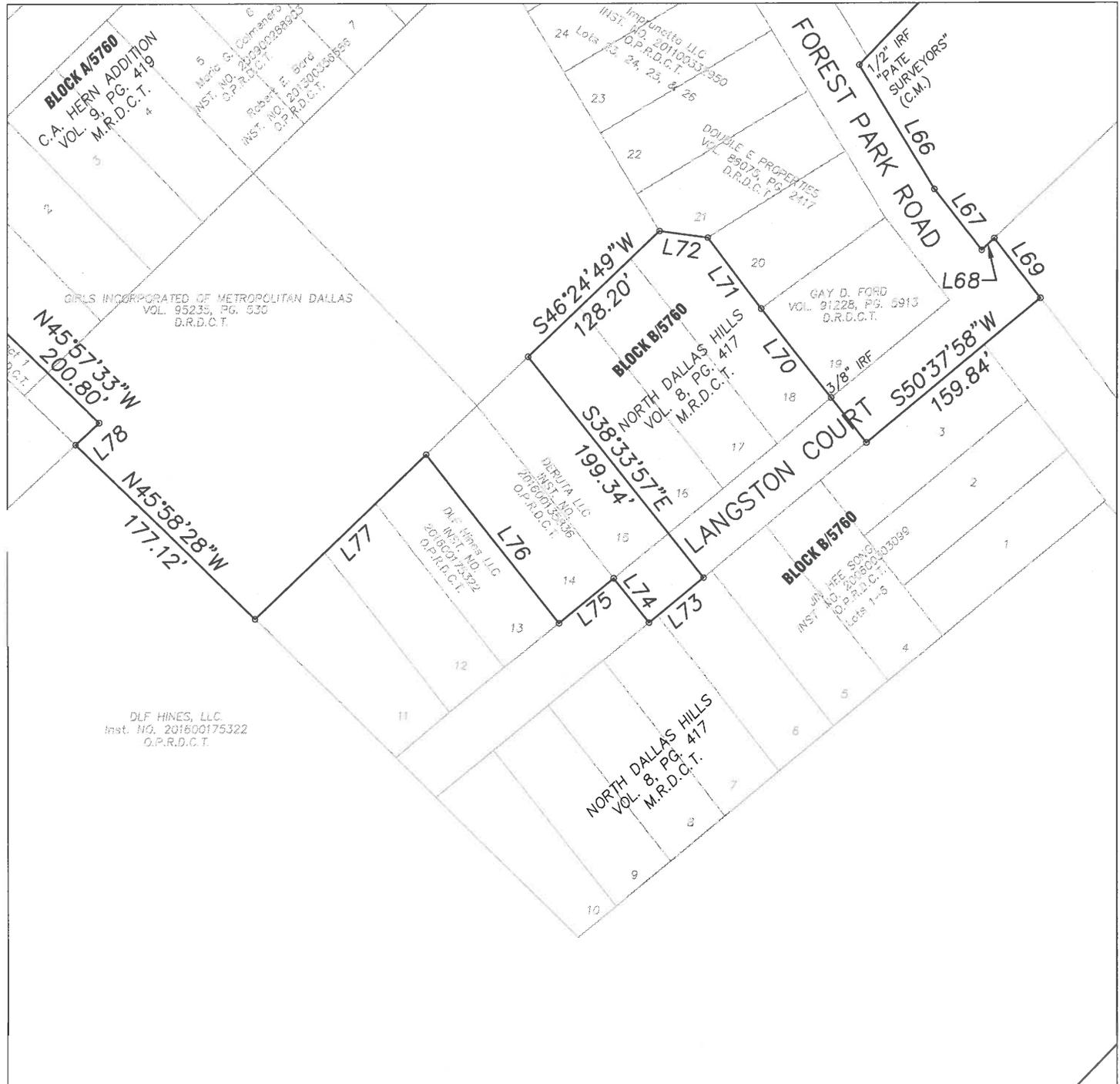
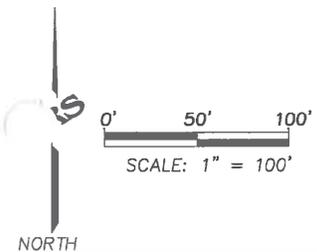
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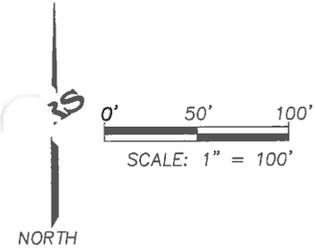
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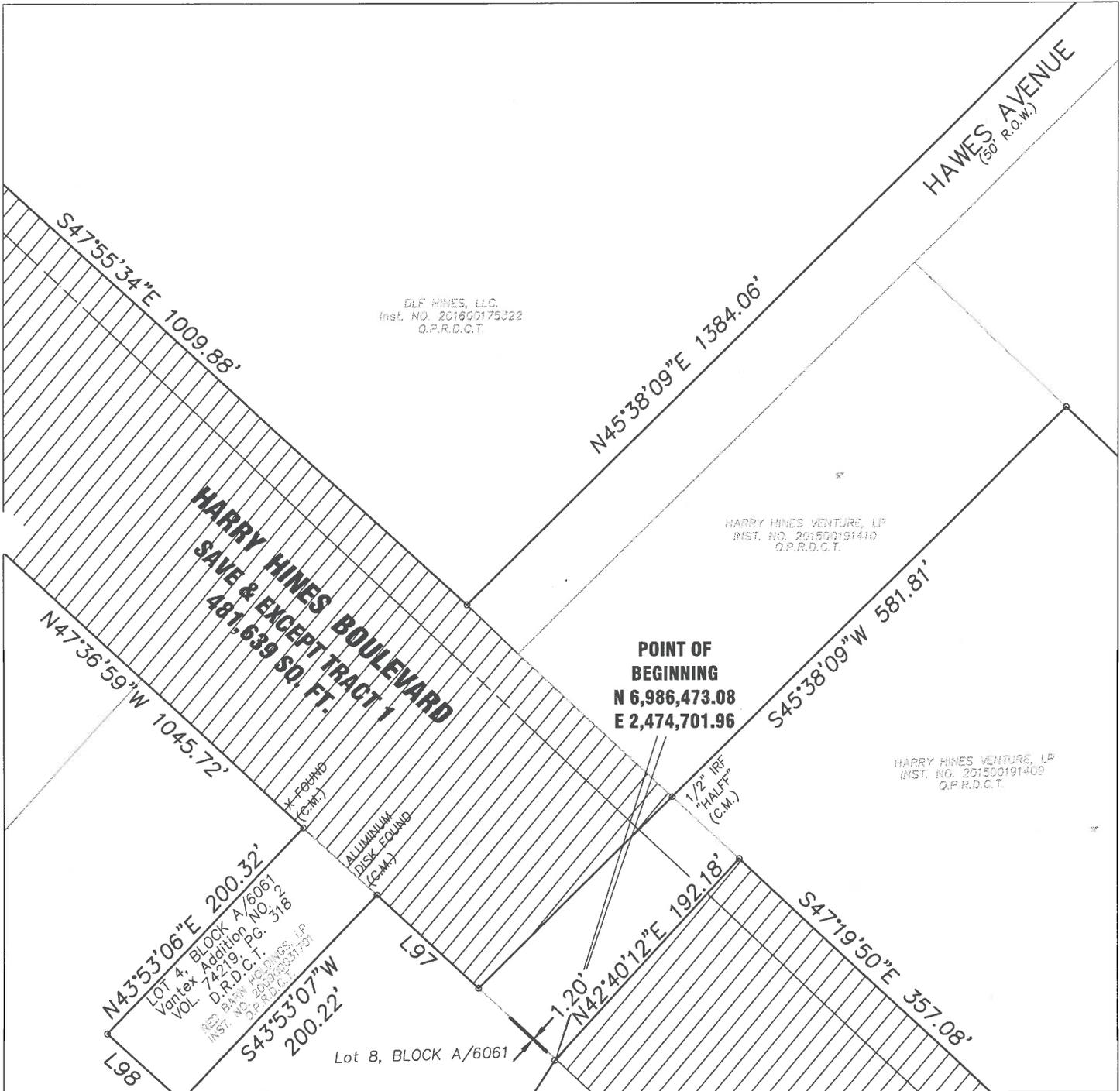
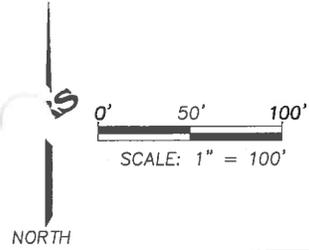
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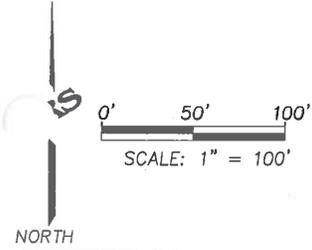
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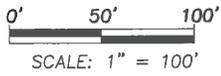
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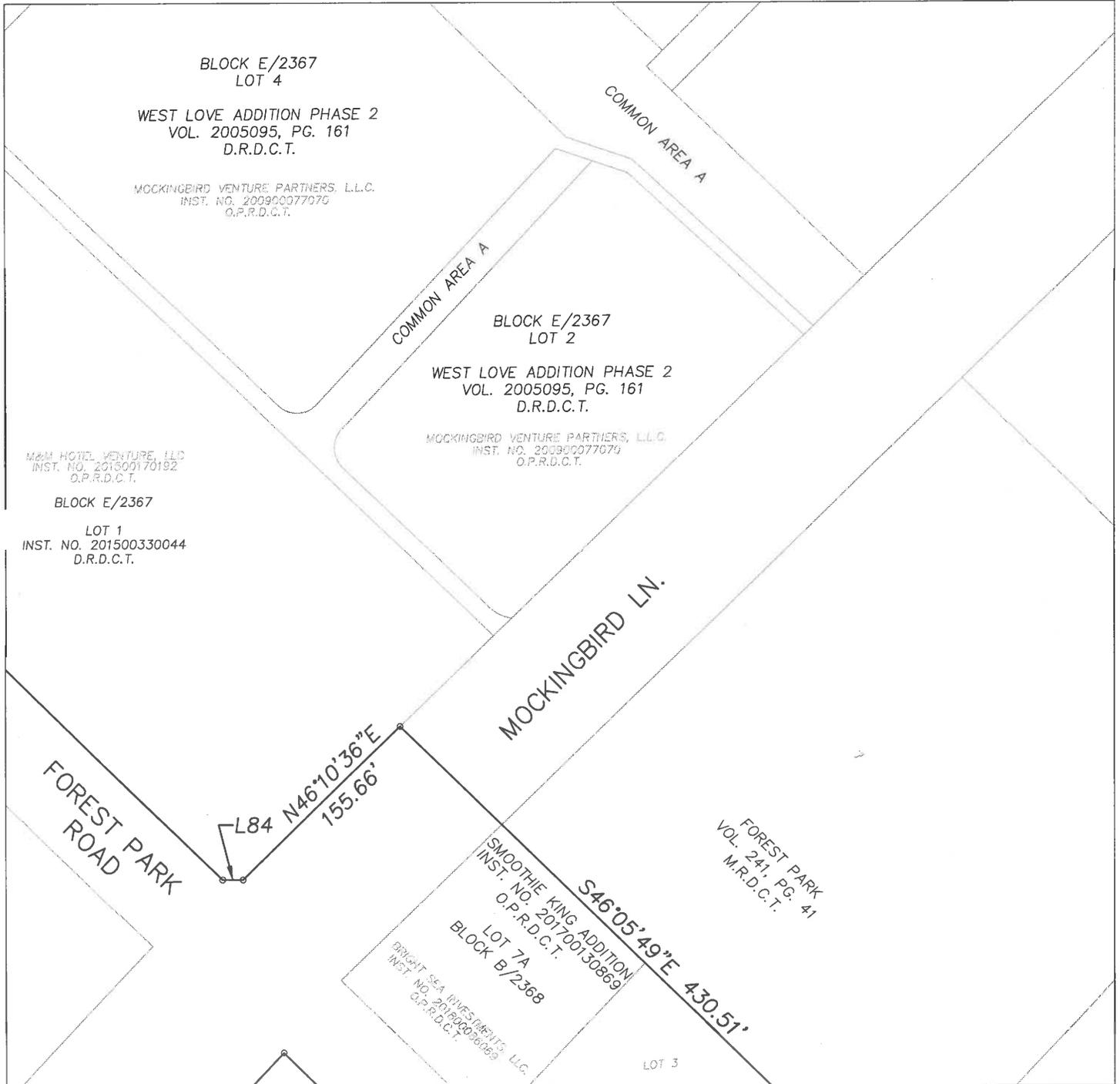
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NORTH



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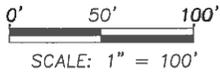
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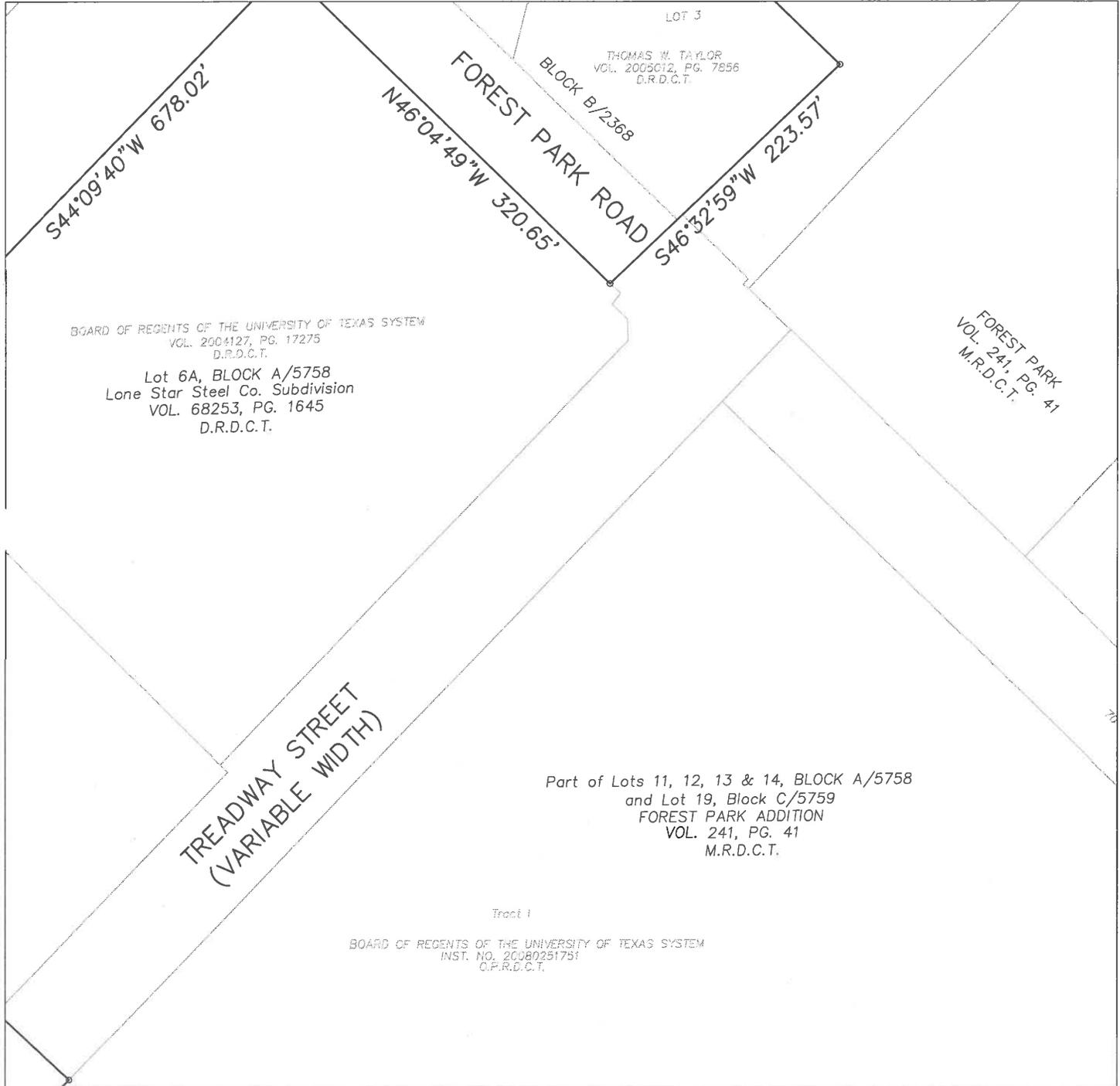
Basis of bearing is Texas Coordinate System, North Central Zone
 4202, NAD 1983 (2011 Epoch 2010).

MSD SURVEY

Between Inwood Road and Adeline Street
along Cedar Springs Road, Denton Drive, Maple Avenue,
Forest Park Road, and Harry Hines Boulevard
City of Dallas, Dallas County, Texas
9,190,279 square feet or 211.0 acres



NORTH



S44°09'40"W 678.02'

N46°04'49"W 320.65'

S46°32'59"W 223.57'

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
VOL. 2004127, PG. 17275
D.R.D.C.T.
Lot 6A, BLOCK A/5758
Lone Star Steel Co. Subdivision
VOL. 68253, PG. 1645
D.R.D.C.T.

LOT 3
THOMAS W. TAYLOR
VOL. 2005012, PG. 7856
D.R.D.C.T.

BLOCK B/2368

FOREST PARK ROAD

FOREST PARK
VOL. 241, PG. 41
M.R.D.C.T.

TREADWAY STREET
(VARIABLE WIDTH)

Part of Lots 11, 12, 13 & 14, BLOCK A/5758
and Lot 19, Block C/5759
FOREST PARK ADDITION
VOL. 241, PG. 41
M.R.D.C.T.

Tract 1
BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

NOTES:

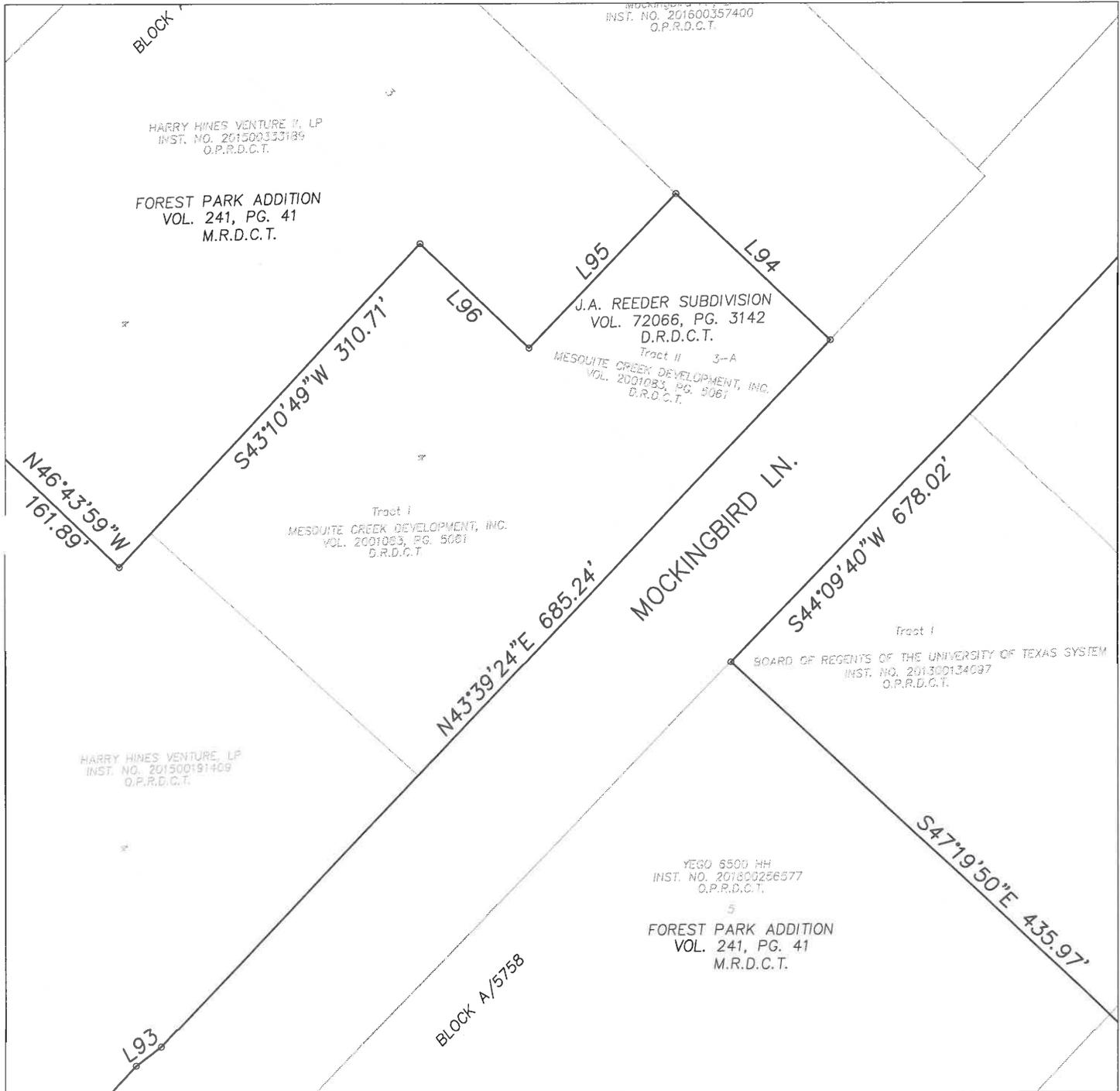
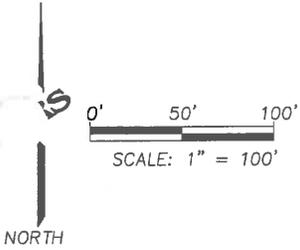
C.M. = controlling monument

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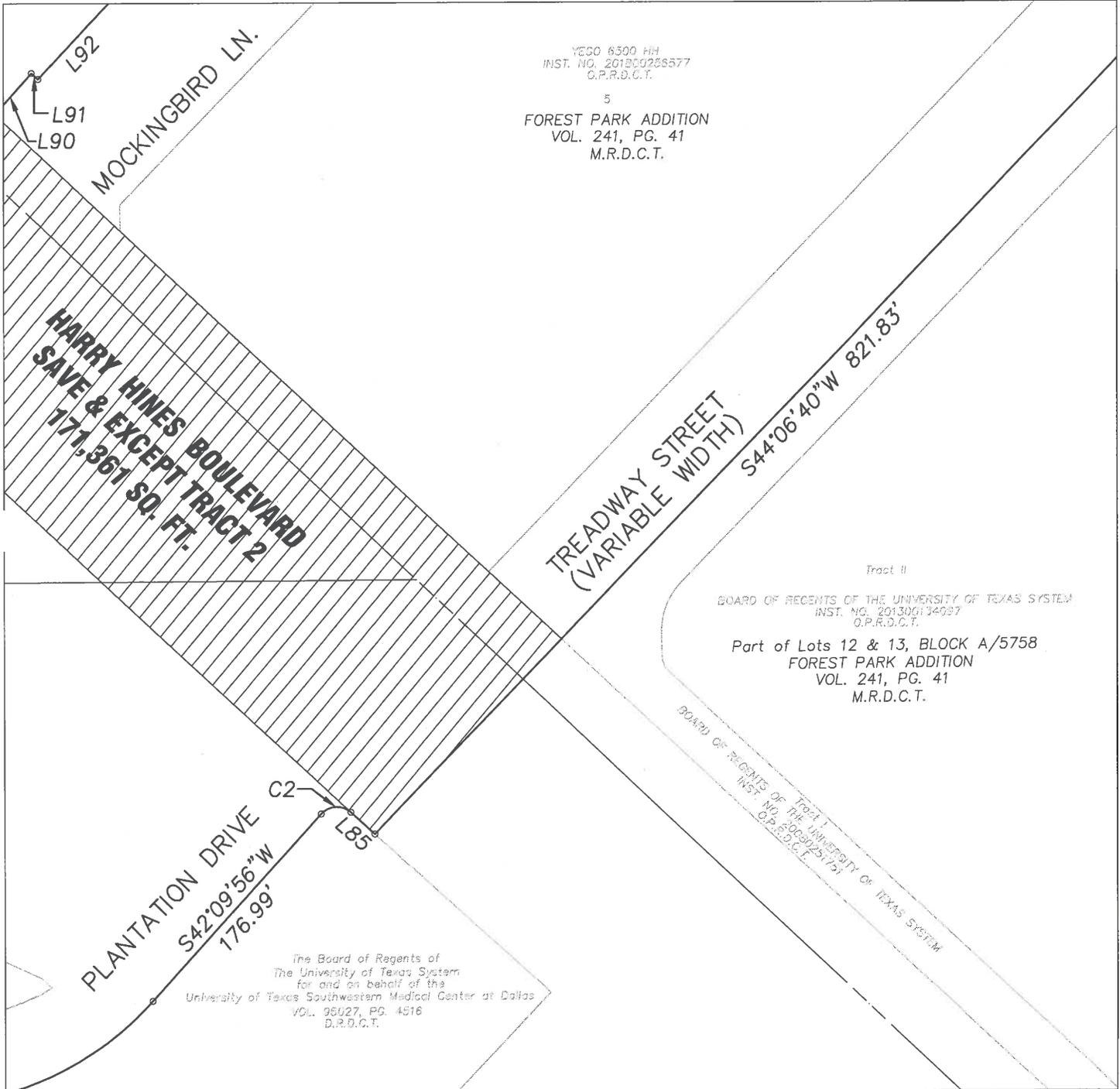
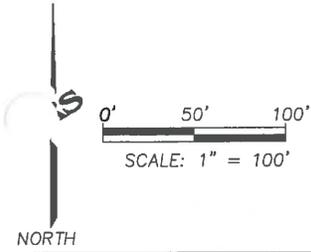
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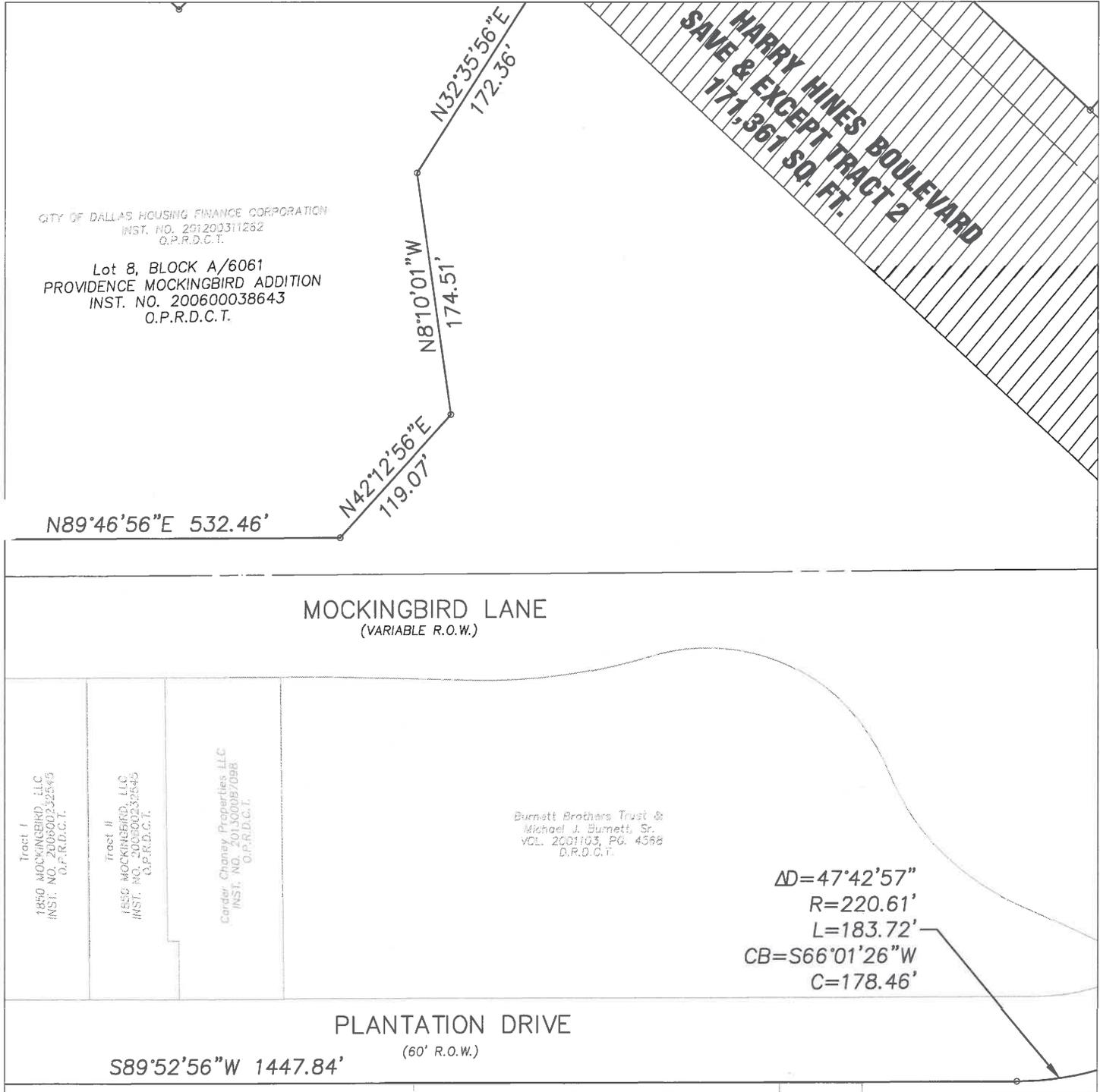
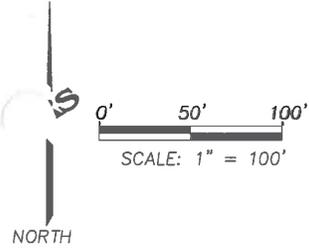
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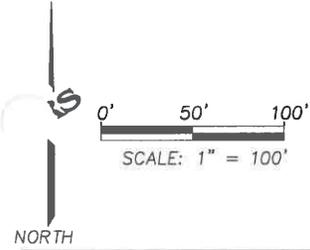
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MSD LogOEQ0076 Virtuolotry, LLC - 6124 Denton Dr. Et al

Project No. 30217106
 P10006 of 1121
 October 7, 2019

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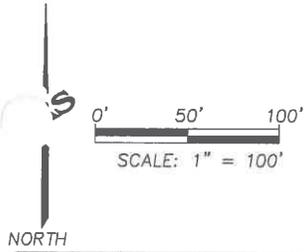
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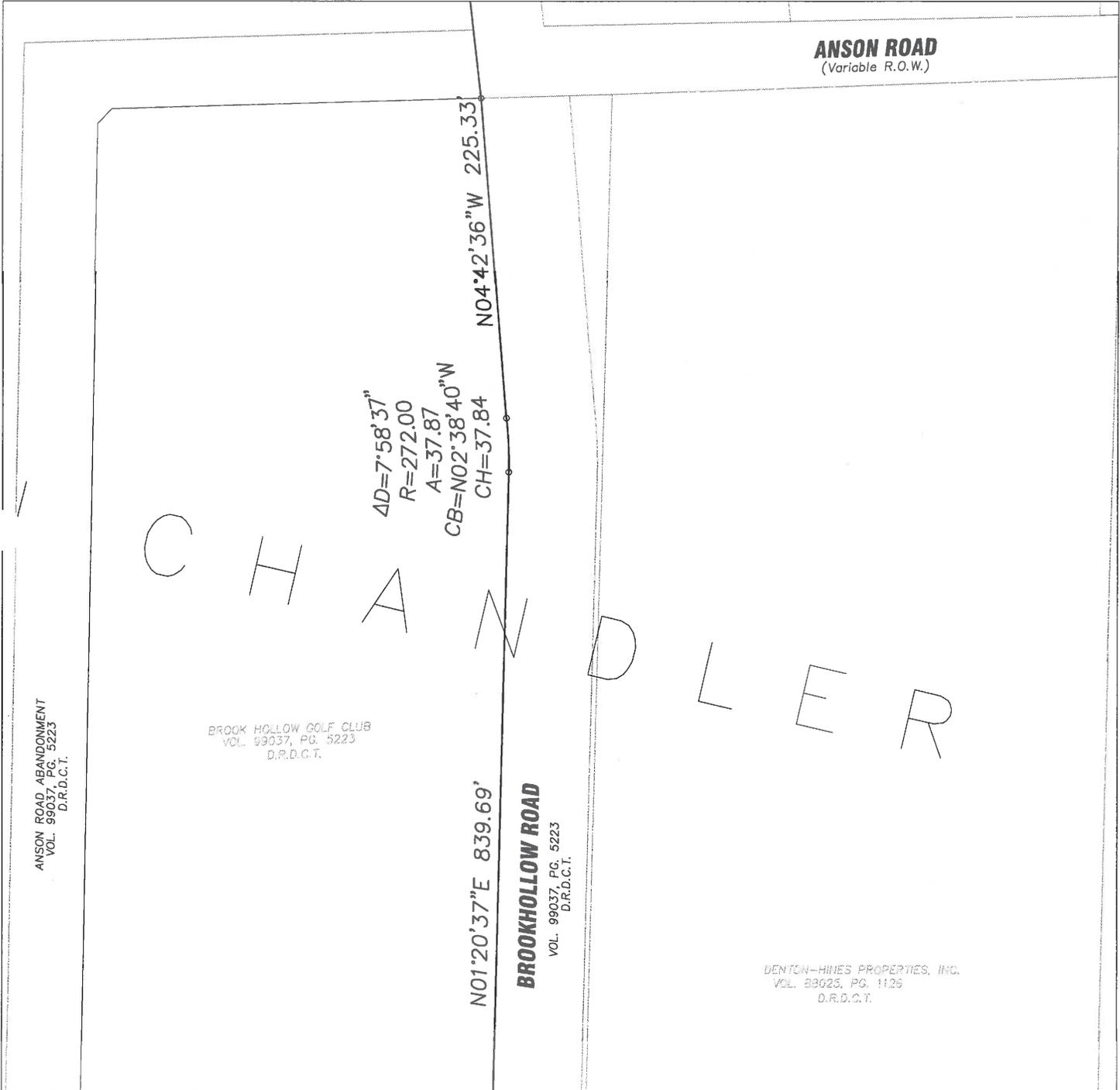
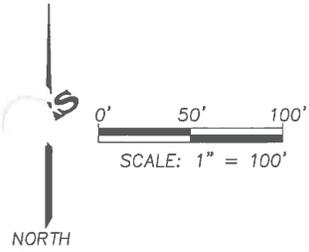
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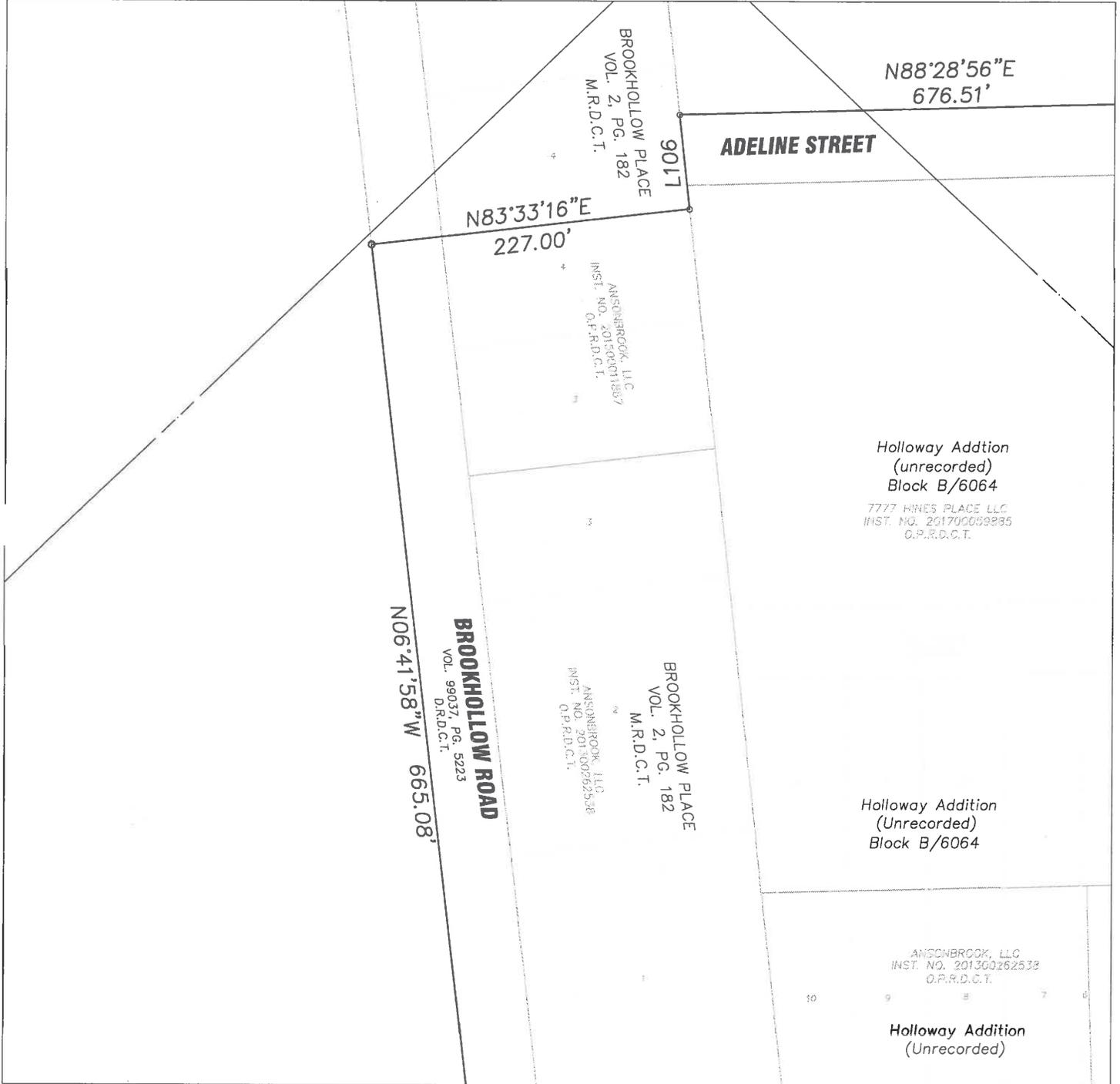
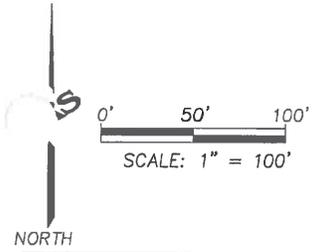
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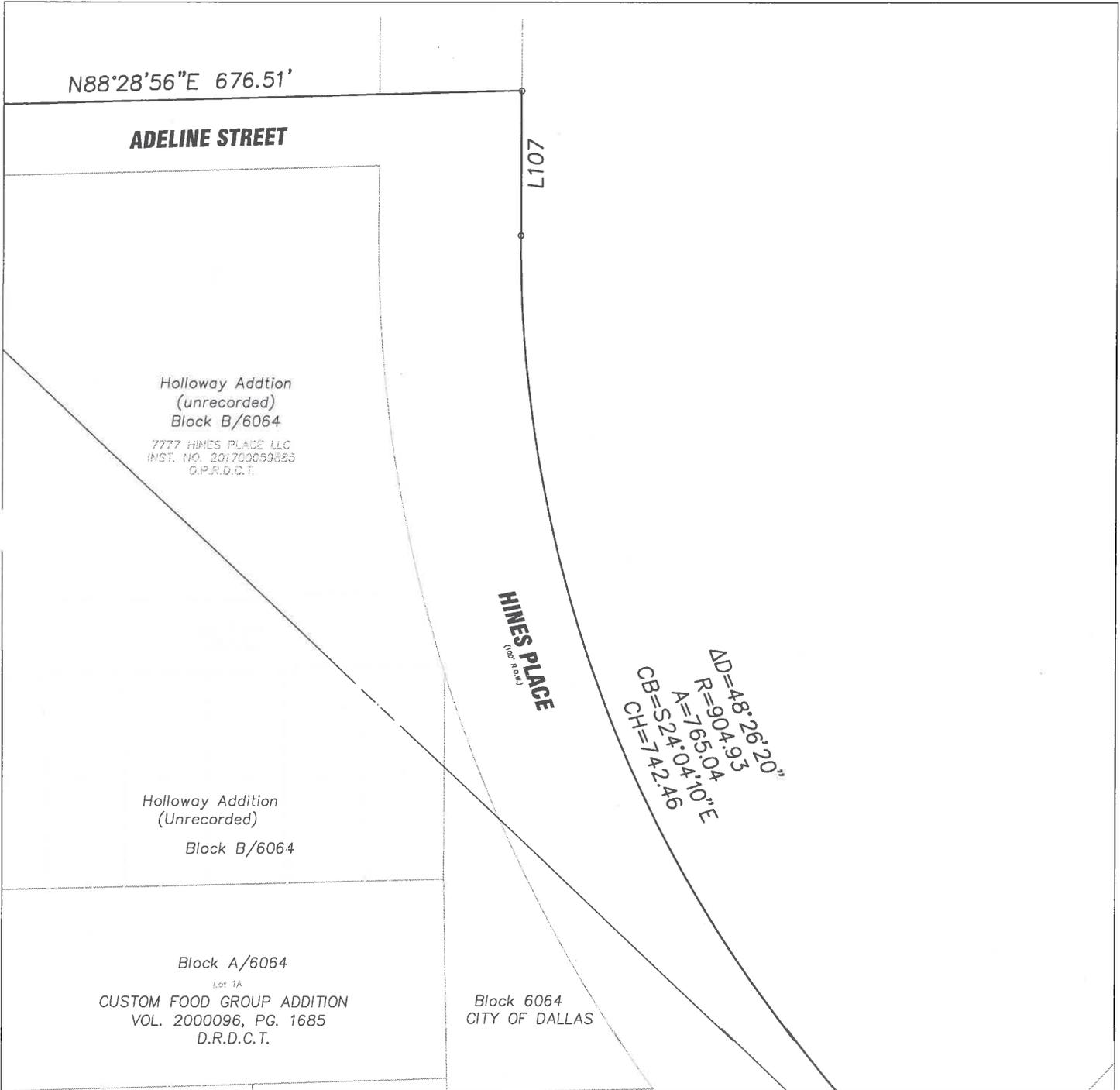
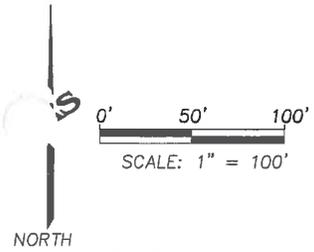


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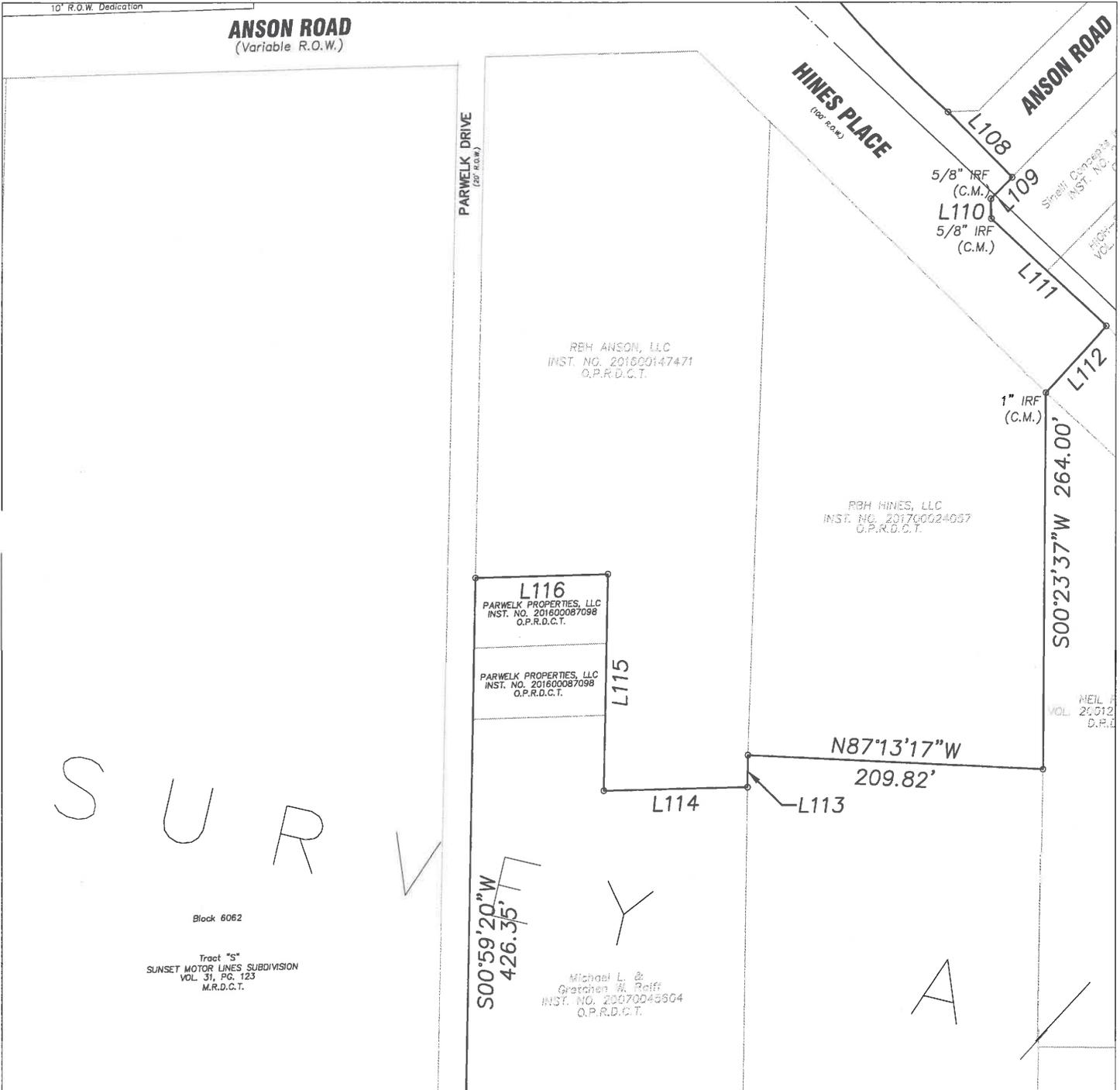
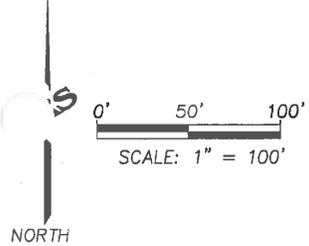
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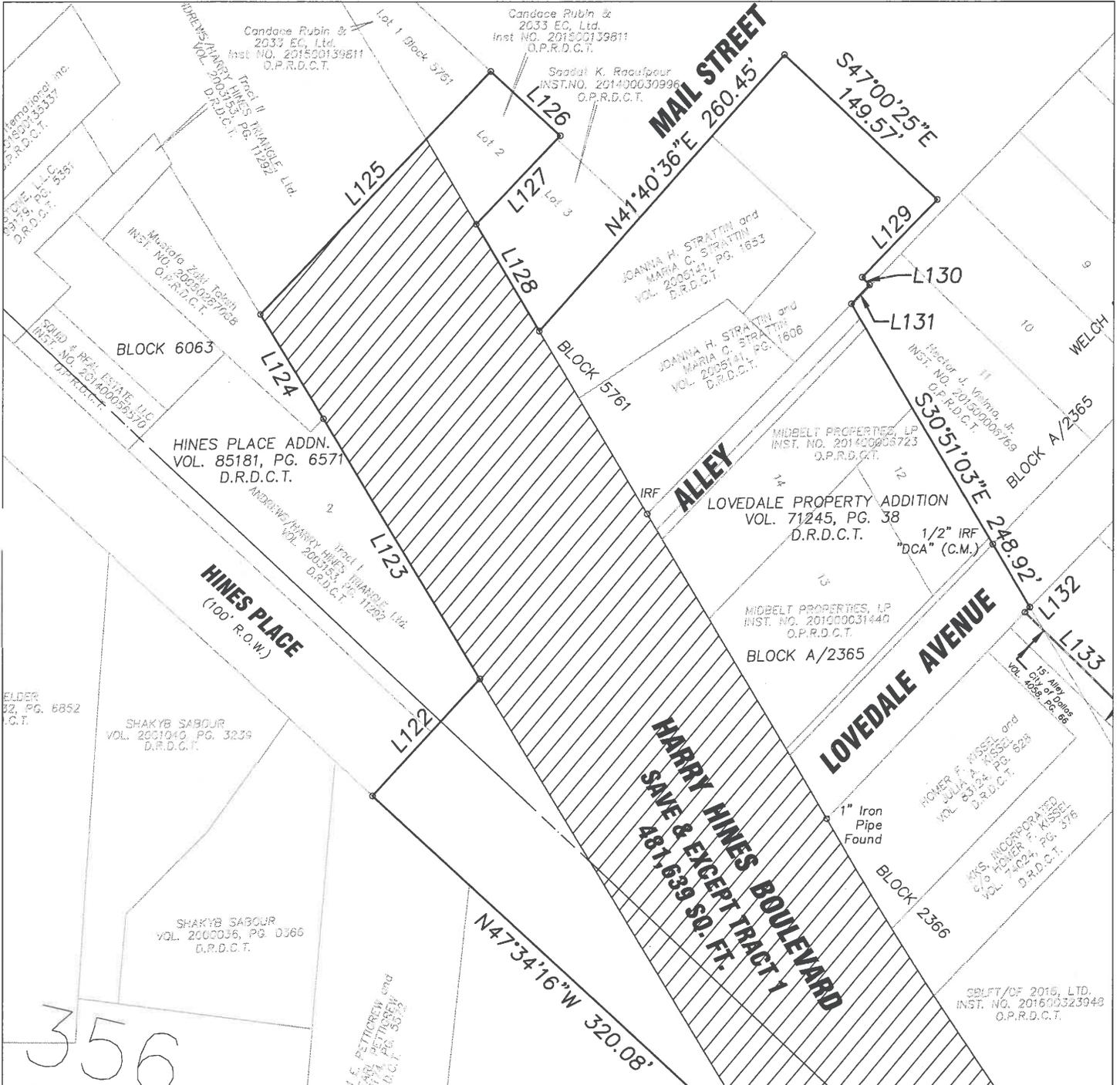
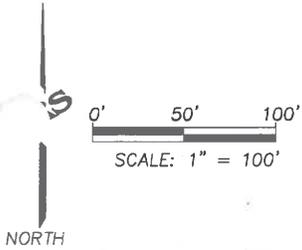
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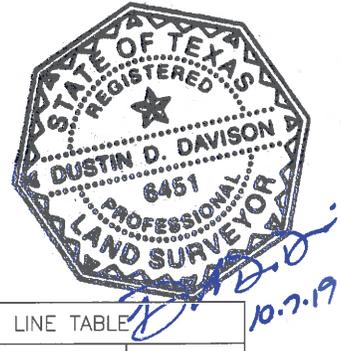
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°21'32"E	4.00'
L2	N45°37'14"W	5.35'
L3	N45°16'56"E	82.60'
L4	S41°48'49"E	50.00'
L5	N45°45'02"W	9.63'
L6	N45°31'30"E	30.32'
L7	S45°20'33"E	45.05'
L8	S45°19'11"W	17.60'
L9	S43°22'01"E	10.62'
L10	N44°38'15"E	9.39'
L11	N45°32'53"E	8.50'
L12	S45°18'50"W	48.38'
L13	N44°37'50"E	48.32'
L14	S50°16'53"E	87.99'
L15	S46°10'53"E	73.40'
L16	N43°49'15"E	4.34'
L17	S43°49'09"W	64.33'
L18	N46°10'53"W	3.19'
L19	N50°16'53"W	13.81'
L20	S36°33'39"W	126.85'
L21	N51°23'12"W	106.12'
L22	S36°11'06"W	87.18'
L23	S46°18'43"W	174.04'
L24	S46°10'08"E	136.05'
L25	N46°08'10"W	49.58'
L26	S36°29'34"W	50.42'
L27	S46°08'10"E	49.48'
L28	S56°00'35"E	179.10'
L29	N44°00'45"E	38.76'
L30	S40°40'28"E	50.22'
L31	N44°00'45"E	5.11'
L32	S45°10'43"E	86.95'
L33	N43°43'29"E	147.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N46°04'16"W	113.18'
L35	N43°55'44"E	1.51'
L36	N46°14'53"W	8.00'
L37	S43°48'48"W	91.40'
L38	S46°14'53"E	8.00'
L39	S43°41'56"W	14.96'
L40	N46°09'20"W	15.00'
L41	S43°50'40"W	50.00'
L42	S46°09'20"E	15.00'
L43	N04°14'24"E	51.91'
L44	N43°50'20"E	81.42'
L45	N46°09'40"W	179.43'
L46	N03°41'33"E	132.11'
L47	N46°17'50"W	129.05'
L48	S43°21'57"W	41.00'
L49	NOT USED	N/A
L50	NOT USED	N/A
L51	NOT USED	N/A
L52	S45°07'08"W	86.38'
L53	N44°04'29"E	3.48'
L54	N44°04'29"E	59.99'
L55	S44°32'11"W	89.99'
L56	S43°53'03"W	9.99'
L57	S44°37'50"W	37.16'
L58	N44°37'50"E	24.27'
L59	S46°10'36"W	15.99'
L60	N00°01'56"W	20.76'
L61	S31°05'10"E	28.59'
L62	S06°13'53"W	25.60'
L63	N44°14'27"E	100.01'
L64	S44°14'27"W	100.01'
L65	N44°50'33"W	100.01'
L66	S31°24'06"E	102.71'

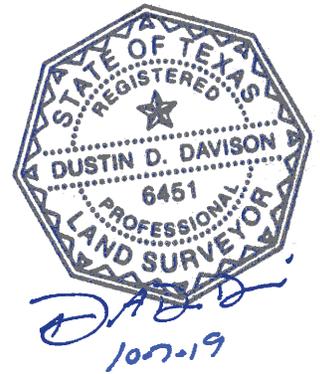
LINE TABLE		
LINE	BEARING	DISTANCE
L67	S38°08'05"E	54.77'
L68	N46°57'11"E	12.23'
L69	S37°37'55"E	53.43'
L70	N38°17'31"W	120.44'
L71	N37°26'20"W	63.00'
L72	N82°12'49"W	34.60'
L73	S50°37'49"W	50.05'
L74	N38°29'47"W	40.07'
L75	S50°46'30"W	50.00'
L76	N38°25'25"W	151.80'
L77	S46°24'49"W	168.00'
L78	N47°08'10"E	22.94'
L79	S46°04'33"W	23.24'
L80	S46°04'27"E	1.17'
L81	S46°57'30"W	124.35'
L82	S45°59'52"E	9.09'
L83	S19°14'09"W	30.28'
L84	N89°58'23"E	14.47'
L85	N48°01'35"W	22.83'
L86	S89°50'28"E	54.01'
L87	N84°19'14"E	28.09'
L88	S03°09'47"E	5.95'
L89	N83°56'46"E	7.77'
L90	N42°00'25"E	38.85'
L91	S46°35'42"E	6.16'
L92	N43°23'20"E	99.71'
L93	N53°29'48"E	22.04'
L94	N46°43'27"W	149.67'
L95	S44°01'47"W	150.00'
L96	N46°21'33"W	106.15'
L97	N47°36'54"W	97.06'
L98	N47°42'00"W	70.11'
L99	N64°36'37"W	121.74'

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LINE	BEARING	DISTANCE
L100	N79°06'21"W	33.39'
L101	N00°20'42"W	5.92'
L102	S44°46'02"W	28.34'
L103	N45°13'56"W	27.96'
L104	S89°25'09"W	99.87'
L105	S87°15'31"E	123.54'
L106	N06°23'06"W	66.96'
L107	S00°08'58"W	101.39'
L108	S45°07'29"E	64.97'
L109	S44°52'31"W	21.46'
L110	S01°19'39"E	13.84'
L111	S47°21'54"E	111.23'
L112	S42°22'29"W	63.26'
L113	S00°44'54"W	22.45'
L114	S88°40'47"W	100.99'
L115	N01°01'52"E	151.83'
L116	S88°20'41"W	93.85'
L117	S88°50'49"W	81.01'
L118	S87°34'15"E	154.27'
L119	S00°46'24"W	20.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L120	S53°06'46"E	84.84'
L121	N06°09'25"E	27.59'
L122	N42°38'06"E	111.99'
L123	N31°17'55"W	214.51'
L124	N31°26'23"W	86.00'
L125	N43°36'57"E	236.35'
L126	S47°28'03"E	67.00'
L127	S43°36'57"W	86.10'
L128	S30°49'55"E	87.61'
L129	S44°19'29"W	76.50'
L130	S44°21'33"E	7.50'
L131	S44°19'29"W	18.64'
L132	S44°07'29"W	5.00'
L133	S45°52'31"E	123.50'
L134	N89°07'29"E	7.07'
L135	N44°07'29"E	51.47'
L136	S45°25'18"E	221.27'
L137	S44°22'25"W	74.82'
L138	S45°37'35"E	7.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°26'57"	1939.88'	15.20'	S57°36'32"E	15.20'
C2	89°49'03"	15.05'	23.59'	S87°15'48"W	21.25'
C3	57°11'17"	50.00'	49.91'	N17°38'57"W	47.86'
C4	100°20'05"	50.00'	87.56'	S39°13'21"E	76.79'
C5	5°11'20"	2884.53'	261.23'	S48°49'01"E	261.14'
C6	90°00'00"	75.00'	117.81'	S01°04'16"E	106.07'



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VICINITY MAP

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