

**Staff comments:**

**Exhibit A not complete.**

**Legal description for property perimeter boundaries (shown here) has been approved by GIS.**

**Tract map (pending) with boundaries corresponding to legal descriptions for individual tracts (approved by GIS) will also be included as part of Exhibit A.**

**OVERALL LEGAL DESCRIPTION**

BEING an 8.636 acre tract of land situated in the William Coombs Survey, Abstract Number 290, City of Dallas, Dallas County, Texas, and being all of City Blocks 34/7263, and 35/7263, and part of City Block 36/7263, 38/7263, and 39/7263 and part of a called 8.636 acre tract of land described in a Special Warranty Deed to 1400 Triple B Holdings, LP, as recorded in Volume 2005059, Page 1408 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of said 8.636 acre tract, the northwest corner of said Block 34/7263, and at the intersection of the south right-of-way line of Commerce Street (a 60-foot wide right-of-way) and the east right-of-way line of Neal Street (a 60-foot wide right-of-way);

THENCE North 89 degrees 19 minutes 43 seconds East, along said south right-of-way line of Commerce Street and the north line of said 8.636 acre tract, a distance of 935.37 feet to the northeast corner of said 8.636 acre tract, the northwest corner of a called 0.480 acre tract of land described in a Warranty Deed with Vendor's Lien to Raphael W. Smith, as recorded in Volume 93109, Page 6874 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the northeast corner of said Block 36/7263;

THENCE South 00 degrees 44 minutes 17 seconds East, departing said south row-of-way line of Commerce Street, and along the east line of said 8.636 acre tract, and the west line of said 0.480 acre tract, a distance of 167.00 feet to the most eastern southeast corner of said 8.636 acre tract and the southwest corner of said 0.480 acre tract, said corner being on the north line of a called 2.319 acre tract of land described in a General Warranty Deed to Martin E. Rios, as recorded in Instrument Number 201100139659, O.P.R.D.C.T.;

THENCE South 89 degrees 19 minutes 43 seconds West, along the south line of said 8.636 acre tract and the north line of said 2.319 acre tract, a distance of 121.01 feet to a reentrant corner of said 8.636 acre tract and the northwest corner of said 2.319 acre tract;

THENCE South 00 degrees 50 minutes 17 seconds East, along the east line of said 8.636 acre tract and the west line of said 2.319 acre tract, a distance of 58.69 feet to a reentrant corner of said 8.636 acre tract and the northernmost southwest corner of said 2.319 acre tract;

THENCE North 75 degrees 59 minutes 43 seconds East, along the east line of said 8.636 acre tract and the west line of said 2.319 acre tract, a distance of 22.55 feet to a common "ell" corner of said 8.636 acre tract and said 2.316 acre tract;

THENCE South 00 degrees 50 minutes 47 seconds East, along the east line of said 8.636 acre tract and the west line of said 2.319 acre tract, a distance of 216.57 feet to a point for the southeast corner of said 8.636 acre tract, the southwest corner of said 2.316 acre tract, and on the south line

of said Block 38/7263 and the north line of Block 1, Flanders Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 90, Page 283, (D.R.D.C.T.);

THENCE along the south line of said 8.636 acre tract, the following bearings and distances:

South 89 degrees 17 minutes 12 seconds West, along the south line of said Block 38/7263, and the north line of said Flanders Heights, passing at a distance of 271.68 feet the northeast corner of Lot 1-D, Block 1/3962 of Subdivision of Lot 1, Block 1/3962 Flanders Heights Addition, an addition to the City of Dallas, as recorded in Volume 16, Page 289, D.R.D.C.T., and continuing along said south line and the north line of said Lot 1-D, in all a total distance of 354.00 feet to a southerly "ell" corner of said 8.636 acre tract and the northwest corner of Lot 1-D, Block 1/3962, and on the east right-of-way line of Montclair Avenue (a variable width right-of-way);

North 02 degrees 07 minutes 59 seconds East, along the east right-of-way line of said Montclair Avenue, a distance of 5.77 feet to a point for "ell" corner of said 8.636 acre tract and at the intersection of the east right-of-way line of said Montclair Avenue and the north right-of-way line of Seale Street (a variable width right-of-way);

North 88 degrees 35 minutes 17 seconds West, along the north right-of-way line of said Seale Street, a distance of 216.23 feet to the northeast corner of said 1400 Triple B Holdings tract;

South 87 degrees 58 minutes 36 seconds West, continuing along the north line of said 1400 Triple B Holdings tract and the north right-of-way line of said Seale Street, a distance of 267.04 feet to a point for the southwest corner of said 8.636 acre tract, the northwest corner of said 1400 Triple B Holdings tract, and at the intersection of the north right-of-way line of said Seale Street and the east right-of-way line of the aforementioned Neal Street;

THENCE North 00 degrees 44 minutes 44 seconds West, along the east right-of-way line of said Neal Street and the west line of said 8.636 acre tract, a distance of 429.99 feet to the **POINT OF BEGINNING AND CONTAINING** 8.636 acres (376,165 square feet) of land, more or less.

**NOTES:**

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest in the real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. The Basis of Bearing is based on a called 8.636 acre tract of land described in a Special Warranty Deed to 1400 Triple B Holdings, LP, as recorded in Volume 2005059, Page 1408 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.).