

EXHIBIT A  
PD 708 - LEGAL DESCRIPTION  
REVISED

**PERIMETER**

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, also being situated in Official City of Dallas Blocks 304, 305, A/305, 306, 566, A/566, 568, B/568, 2/568, 273, 256, 251, 246, 242, 521, 530, A/261, A/529, AND A/322, and being all of the following tracts of land: the remainder of those certain tracts conveyed to Crow-Billingsley by Volume 90205, Page 4395, Deed Records, Dallas County, Texas, and Instrument No. 20080325353, Official Public Records, Dallas County, Texas; that certain tract of land conveyed to Dallas Black Dance Theatre by Volume 99181, Page 2247, Deed Records, Dallas County, Texas; that certain tract of land conveyed to the City of Dallas by Instrument No. 20070074302, Official Public Records, Dallas County, Texas; Lot 3A, Block A/566, Fellowship Church, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20600228455, Official Public Records, Dallas County, Texas; Lot 1A, Block A/305, Arts Plaza Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20080165687, Official Public Records, Dallas County, Texas; and Lot 1A, Block 306, Arts District One, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 201000115256, Official Public Records, Dallas County, Texas, a tract of land conveyed to Dallas Area Rapid Transit recorded in Instrument No. 201100251904, Official Public Records, Dallas County, Texas, a tract of land conveyed to the City of Dallas recorded in Volume 88194, Page 580, Deed Records, Dallas County, Texas, The Spire Addition No. 3, an addition to the City of Dallas recorded in Instrument No. 201500291157, Official Public Records, Dallas County, Texas, Dallas 720 Building Addition, an addition to the City of Dallas recorded in Volume 84154, Page 2149, Deed Records, Dallas County, Texas, Elegante Addition, an addition to the City of Dallas recorded in Volume 77245, Page 2491, Deed Records, Dallas County, Texas, 2200 Ross Addition, an addition to the City of Dallas recorded in Volume 85108, Page 1068, Deed Records, Dallas County, Texas, a tract of land conveyed to 2100 Ross, L.P. recorded in Instrument No. 201500237751, Official Public Records, Dallas County, Texas, a tract of land conveyed to 2000 Ross Avenue, L.P. recorded in Instrument No. 201400218515, Official Public Records, Dallas County, Texas, First United Methodist Church, an addition to the City of Dallas recorded in Instrument No. 201300111958, Official Public Records, Dallas County, Texas, a tract of land conveyed to First United Methodist Church recorded in Volume 2000233, Page 4884, Deed Records, Dallas County, Texas, a tract of land conveyed to ST. Paul Place Acquisition Partners, L.P. recorded in Instrument No. 200600196284, Official Public Records, Dallas County, Texas; including the right-of-way of Boll Street from Ross Avenue to Flora Street, the right-of-way of Flora Street from Boll Street to U.S. Highway No. 75, Forbes Alley from Routh Street to Boll Street and from Boll Street northeast 217.5 feet, the right-of-way of Ross Avenue from Routh Street to N. ST. Paul Street, the right-of-way of San Jacinto Street from 135.2 feet northeast of Routh Street to N. ST. Paul Street, the right-of-way of Routh Street

to N. ST. Paul Street, the right-of-way of Pearl Street from Ross Avenue to N. ST. Paul Street, the right-of-way of Olive Street from Ross Avenue to N. ST. Paul Street, the right-of-way of Harwood Street from Ross Avenue to N. ST. Paul Street, the right-of-way of N. ST. Paul Street from Ross Avenue to San Jacinto Street; and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southeast right-of-way line of Woodall Rodgers Freeway with the present northeast right-of-way line of Routh Street, same being the most westerly corner of the remainder of Tract 9 of said Crow-Billingsley #17 tract;

THENCE along the southeast right-of-way line of Woodall Rodgers Freeway the following three (3) courses:

1. North 44 degrees 23 minutes 34 seconds East, a distance of 30.98 feet to a Point;
2. North 60 degrees 31 minutes 31 seconds East, a distance of 683.31 feet to a Point, same being the point of curvature of a curve to the right;
3. Along said curve to the right having a radius of 271.48 feet, an arc distance of 176.05 feet, through a central angle of 37 degrees 09 minutes 15 seconds, and whose chord bears North 79 degrees 48 minutes 49 seconds East, a distance of 172.98 feet to a Point, same being the intersection of the southeast right-of-way line of Woodall Rodgers Freeway with the westerly right-of-way line of U.S. Highway No. 75;

THENCE along the westerly right-of-way line of U'S Highway No. 75 the following three (3) courses:

1. Along a curve to the right having a radius of 415.46 feet, an arc distance of 432.76 feet, through a central angle of 59 degrees 40 minutes 53 seconds, and whose chord bears South 52 degrees 51 minutes 02 seconds East, a distance of 413.46 feet to a Point;
2. South 12 degrees 55 minutes 43 seconds East, a distance of 232.31 feet to a Point;
3. South 08 degrees 00 minutes 35 seconds East, a distance of 81.20 feet to a Point, same being the intersection of the westerly right-of-way line of U.S. Highway No. 75 with the northwest right-of-way line of Ross Avenue;

THENCE South 45 degrees 06 minutes 31 seconds West, along the northwest right-of-way line of said Ross Avenue, a distance of 328.59 feet to a point corner;

THENCE South 45 degrees 06 minutes 52 seconds East, crossing the right-of-way of said Ross Avenue, a distance of 222.02 feet to the beginning of a curve to the right;

THENCE with said curve to the right with a radius of 274.57 feet, a central angle of 72 degrees 36 minutes 54 seconds, an arc length of 347.98 feet, a chord bearing of South 05 degrees 11 minutes

44 seconds West, a chord length of 325.16 feet to a point for corner lying on the northwest line of San Jacinto Street;

THENCE South 44 degrees 54 minutes 50 seconds East, crossing the right-of-way line of said San Jacinto Street, a distance of 30.12 feet to a point for corner lying in the centerline of said San Jacinto Street;

THENCE South 45 degrees 05 minutes 10 seconds West, along the centerline of said San Jacinto Street, passing the right-of-way of the following streets in order; Routh Street, Leonard Street, Pearl Street, Harwood Street, N. ST. Paul Street, a distance of 2509.89 feet to a point for corner lying in the centerline of N. ST. Paul Street;

THENCE North 44 degrees 39 minutes 25 seconds West, along the centerline of said N. ST. Paul Street a distance of 397.43 to a point for corner lying in the centerline of said Ross Avenue;

THENCE North 44 degrees 34 minutes 19 seconds East, along the centerline of said Ross Avenue, passing the right-of-way of the following streets in order; N. Harwood Street, Olive Street, N. Pearl Street, Crocket Street, Routh Street, a distance of 2367.48 to a point for corner lying in the centerline of said Ross Avenue;

THENCE North 40 degrees 05 minutes 55 seconds West, a distance of 42.08 feet to a point lying on a corner clip on the northeast right-of-way line of said Routh Street;

THENCE along said corner clip, South 89 degrees 51 minutes 53 seconds West, a distance of 14.19 feet to a Point, same being the intersection of said corner clip with the northeast right-of-way line of Routh Street;

THENCE along the northeast right-of-way line of Routh Street, North 45 degrees 10 minutes 50 seconds West, a distance of 582.33 feet to a Point, same being on the southeasterly line of that certain tract of land conveyed to St. Paul's M.E. Church by Volume Y, Page 782, Volume 464, Page 636, Volume 760, Page 303, Volume 1390, Page 434, Volume 6751, Page 262, and Volume 67104, Page 1622, all of the Deed Records, Dallas County, Texas;

THENCE along the southeast, northeast and southwest line of said St. Paul's M.E. Church the following three (3) courses:

1. North 45 degrees 10 minutes 40 seconds East, a distance of 82.19 feet to a Point;
2. North 45 degrees 07 minutes 25 seconds West, a distance of 173.95 feet to a Point;
3. South 45 degrees 04 minutes 34 seconds West, a distance of 86.24 feet to a Point, same being on the northeast right-of-way line of Routh Street;

THENCE along the northeast right-of-way line of Routh Street the following three (3) courses:

1. North 38 degrees 54 minutes 39 seconds West, a distance of 98.69 feet to a Point, same being the point of curvature of a curve to the left;
2. Along said curve to the left having a radius of 638.00 feet, an arc distance of 75.35 feet, through a central angle of 06 degrees 46 minutes 02 seconds, and whose chord bears North 42 degrees 22 minutes 10 seconds West, a distance of 75.31 feet to a Point;
3. North 39 degrees 05 minutes 31 seconds West, a distance of 12.04 feet to the POINT OF BEGINNING hereof and containing 42.218 acres or 1,839,010 square feet of land, more or less.

**DRAFT**