

EXHIBIT A
PD 708 - LEGAL DESCRIPTION
EXPANSION AREA

CA-1 to PD 708

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 273, 256, 251, 246, 530, A/261, and A/529, AND A/322, and being all of the following tracts 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 centerline of Ross Avenue from Routh Street to N. ST. Paul Street, the centerline of San Jacinto Street from 135.2 feet northeast of Routh Street to N. ST. Paul Street, the centerline of Routh Street, from Ross Avenue to N. ST. Paul Street, the centerline of Leonard Street from Ross Avenue to N. ST. Paul Street, the centerline of Pearl Street from Ross Avenue to N. ST. Paul Street, the centerline of Olive Street from Ross Avenue to N. ST. Paul Street, the centerline of Harwood Street from Ross Avenue to N. ST. Paul Street, the centerline 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 a point for corner lying in the centerline intersection of Ross Avenue and N. ST. Paul Street,

THENCE North 44 degrees 34 minutes 19 seconds East, along the centerline of said Ross Avenue, a distance of 2757.06 feet to a point for corner;

THENCE South 45 degrees 06 minutes 52 seconds East, leaving the centerline of said Ross Avenue, a distance of 183.52 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 58 seconds, an arc length of 347.99 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, 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 intersection of said San Jacinto Street and said 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 feet to the POINT OF BEGINNING hereof and containing 25.451 acres or 1,108,629 square feet of land, more or less.

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