


**EXHIBIT A**

BEING all that tract of land out of the John N. Bryan Survey, Abstract No. 149, being all of Lot 1A, Block 14/21, 501 Elm Addition to the City of Dallas as recorded in Volume 85241, Page 849, Dallas County Map Records, as conveyed by Deed from West End Historic Limited Partnership to 501 Elm Place Partners, Ltd., recorded in Volume 96106, Page 720, Dallas County Deed Records, together with all of Lots 7 and 8, City of Dallas Block 14/21, as conveyed by Deed from Barker Nichols Group, Inc. to 501 Elm Place Partners, Ltd., recorded in Volume 96201, Page 30, Dallas County Deed Records.

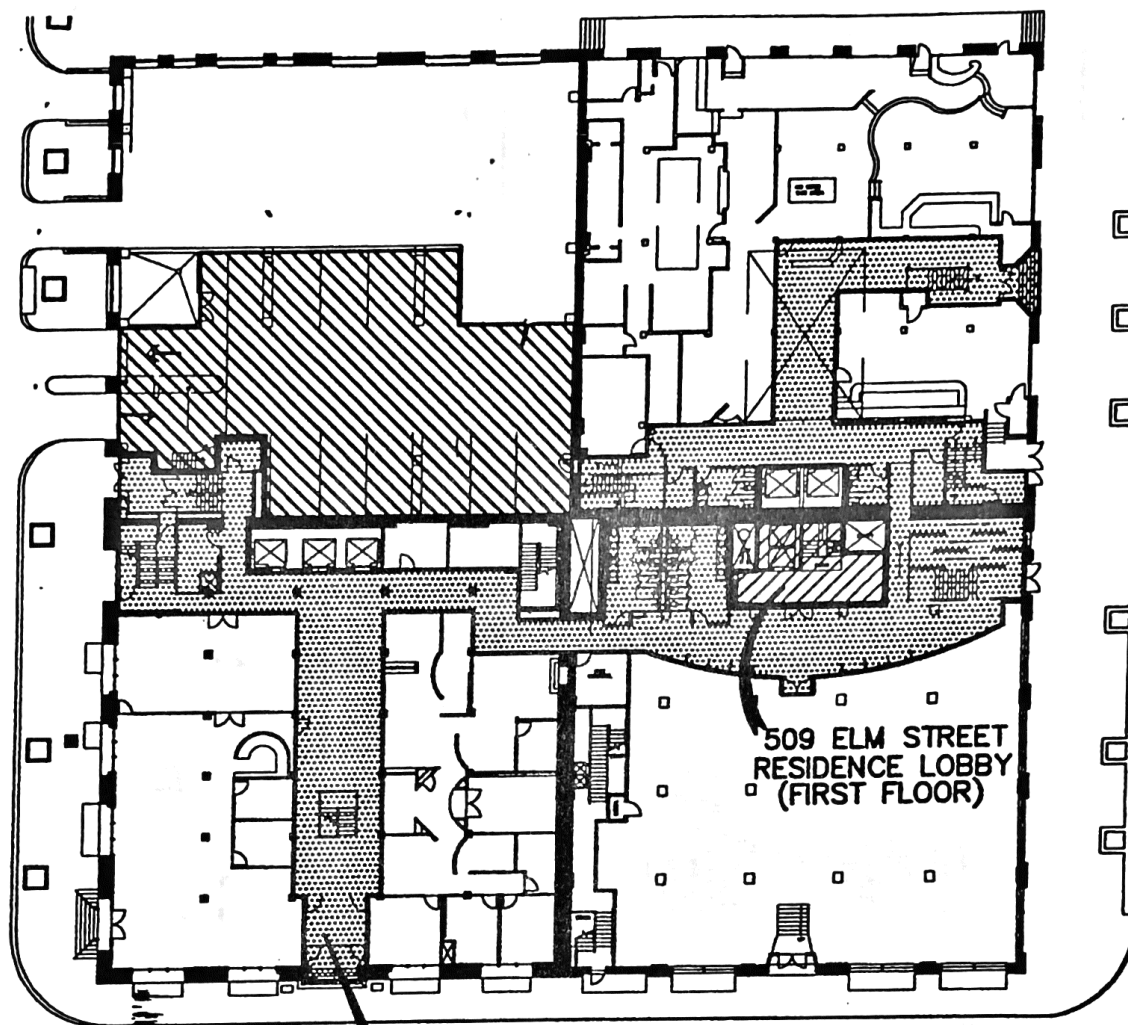
99125 00385

 <p><b>Jones &amp; Boyd, Inc.</b>                  16800 Dallas Parkway, Suite 240                  Dallas, Texas 75248                  Tel: 972-248-7678                  Fax: 972-248-1414</p> <ul style="list-style-type: none"> <li>• Engineering</li> <li>• Planning</li> <li>• Landscape Architecture</li> <li>• Surveying</li> </ul>	<b>EXHIBIT A</b>		PROJECT NO.
	LEGAL DESCRIPTION		CO301
	501 & 509 ELM STREET		SHEET NO.
	<b>509 ELM STREET RESIDENCES</b>		
CITY OF DALLAS, DALLAS COUNTY, TEXAS		1 OF 1	



HOUSTON STREET

RECORD STREET




509 ELM STREET  
RESIDENCE LOBBY  
(FIRST FLOOR)

COMMON PEDESTRIAN  
ENTRANCE AND CORRIDORS

ELM STREET

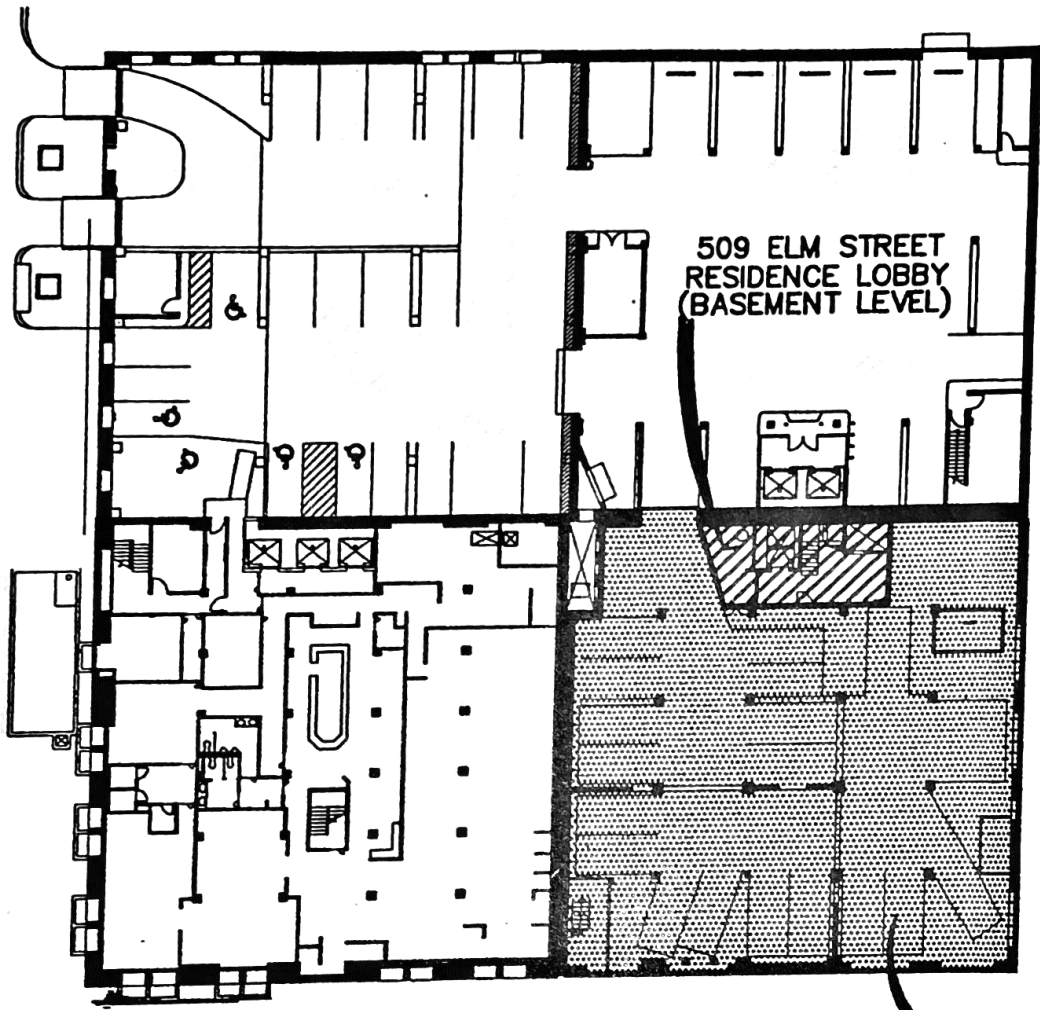
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 <p><b>Jones &amp; Boyd, Inc.</b> 18800 Dallas Parkway, Suite 240 Dallas, Texas 75248 Tel: 972-248-7676 Fax: 972-248-1414</p> <ul style="list-style-type: none"> <li>• Engineering</li> <li>• Planning</li> <li>• Landscape Architecture</li> <li>• Surveying</li> </ul>	<b>EXHIBIT B</b>	PROJECT NO.
	CORRIDORS, PARKING & LOBBY (FIRST FLOOR)	CO301
	<b>509 ELM STREET RESIDENCES</b>	SHEET NO.
	CITY OF DALLAS, DALLAS COUNTY, TEXAS	1 OF 6



HOUSTON STREET


RECORD STREET



ELM STREET

509 ELM STREET  
PARKING FACILITY  
(BASEMENT LEVEL)

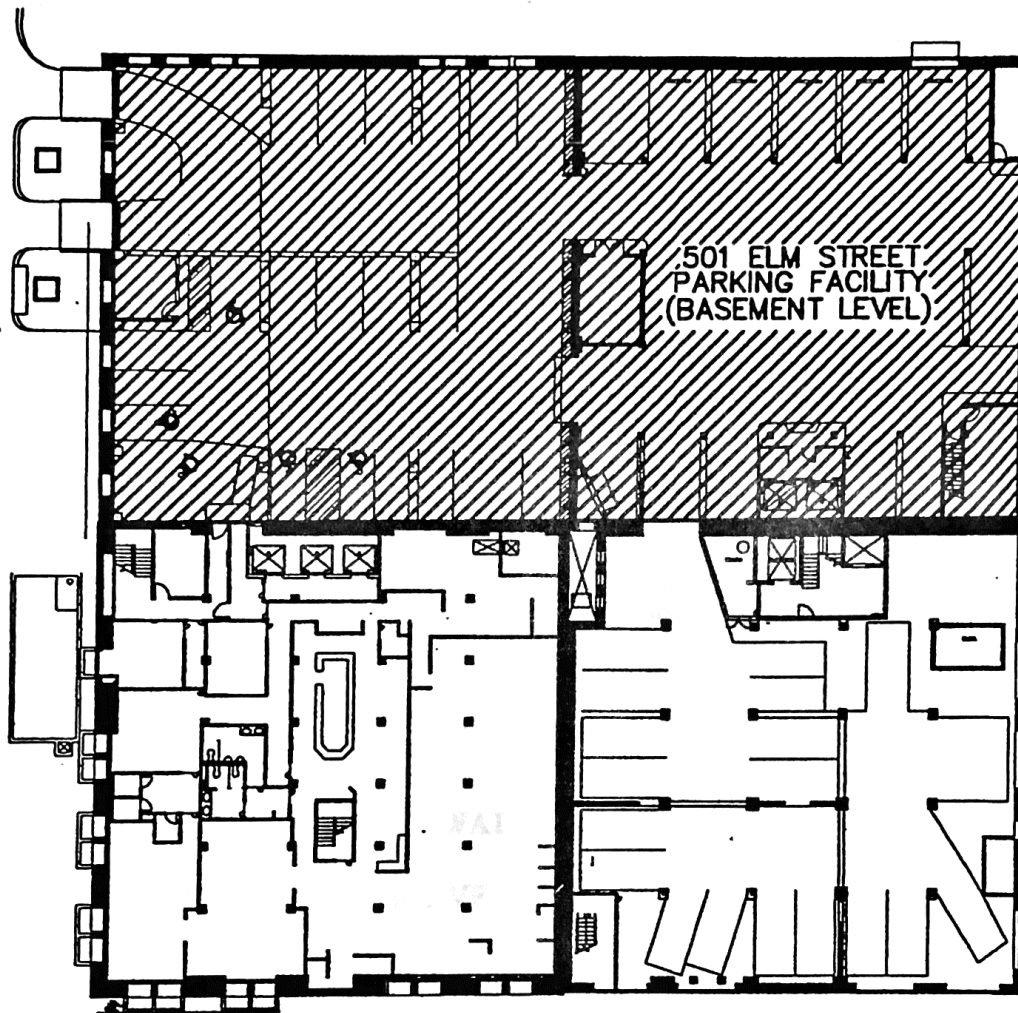
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	<p>PARKING &amp; LOBBY (BASEMENT LEVEL)</p>	C0301
	<p><b>509 ELM STREET RESIDENCES</b></p>	SHEET NO.
	<p>CITY OF DALLAS, DALLAS COUNTY, TEXAS</p>	2 of 6



HOUSTON STREET

RECORD STREET



ELM STREET

99125 00388



**Jones & Boyd, Inc.**

16800 Dallas Parkway, Suite 240  
Dallas, Texas 75248  
Tel: 972-248-7676  
Fax: 972-248-1414

- Engineering
- Planning
- Landscape Architecture
- Surveying

**EXHIBIT B**

501 ELM ST. PARKING  
(BASEMENT LEVEL)

**509 ELM STREET RESIDENCES**

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROJECT NO.

C0301

SHEET NO.

3 OF 6

EXHIBIT B (SHEET 4 OF 6)

BEING all of Lot 7 and Lot 8, City of Dallas Block 14/21 conveyed by Deed from Barker Nichols Group, Inc. to 501 Elm Place Partners, Ltd. as recorded in Volume 96201, Page 30, Dallas County Deed Records which lies above an elevation of 452.1 feet,\*and being more particularly described as follows:

COMMENCING at an "X" found for corner at the intersection of the west right-of-way line of Record street (80' R.O.W.) and the north right-of-way line of Elm Street (80' R.O.W.), said point being the southeast corner of said Lot 8, said point being at an elevation of 430.6 feet;

THENCE vertically 21.5 feet to the Point of Beginning (elevation = 452.1 feet);

THENCE North 89 degrees 21 minutes 27 seconds West, 100.00 feet to a point for corner;

THENCE North 00 degrees 30 minutes 11 seconds East, 100.00 feet to a point for corner;


THENCE South 89 degrees 21 minutes 27 seconds East, 100.00 feet to a point for corner;

THENCE South 00 degrees 30 minutes 11 seconds West, 100.00 feet to the POINT OF BEGINNING and containing 10,000 square feet.

**\*BENCHMARK: (CITY OF DALLAS WATER DEPT.)  
SQUARE CUT ON TOP OF CURB  
INLET ON SOUTH SIDE OF ROSS AVE. AND  
EAST SIDE OF RECORD STREET  
ELEVATION = 429.16'**

4/11/00

99125 00389

 <p><b>Jones &amp; Boyd, Inc.</b> 16800 Dallas Parkway, Suite 240 Dallas, Texas 75248 Tel: 972-248-7676 Fax: 972-248-1414</p> <ul style="list-style-type: none"> <li>• Engineering</li> <li>• Planning</li> <li>• Landscape Architecture</li> <li>• Surveying</li> </ul>	<b>EXHIBIT B</b>	PROJECT NO.
	LEGAL DESCRIPTION 509 ELM STREET RESIDENCE TRACT	C0301
	<b>509 ELM STREET RESIDENCES</b>	SHEET NO.
	CITY OF DALLAS, DALLAS COUNTY, TEXAS	4 OF 6

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**EXHIBIT B (SHEET 5 OF 6)**

BEING all of Lot 7 and Lot 8, City of Dallas Block 14/21 conveyed by Deed from Barker Nichols Group, Inc. to 501 Elm Place Partners, Ltd. as recorded in Volume 96201, Page 30, Dallas County Deed Records which lies below an elevation of 452.1 feet, and being more particularly described as follows:

BEGINNING at an "X" found for corner at the intersection of the west right-of-way line of Record street (80' R.O.W.) and the north right-of-way line of Elm Street (80' R.O.W.), said point being the southeast corner of said Lot 8, said point being at an elevation of 430.6 feet;

THENCE North 89 degrees 21 minutes 27 seconds West, 100.00 feet along the north line of Elm Street to a "P-K" nail found for the southwest corner of Lot 7;

THENCE North 00 degrees 30 minutes 11 seconds East, 100.00 feet along the west line of Lot 7 to a point for corner, said point being the northwest corner of Lot 7;

THENCE South 89 degrees 21 minutes 27 seconds East, 100.00 feet along the north line of Lot 7 and Lot 8 to an "X" found for the northeast corner of Lot 8, said point being in the west right-of-way line of Record Street;

THENCE South 00 degrees 30 minutes 11 seconds West, 100.00 feet along the east line of Lot 8 and the west right-of-way line of Record Street to the POINT OF BEGINNING and containing 10,000 square feet or 0.2296 acre of land.

**\*BENCHMARK: (CITY OF DALLAS WATER DEPT.)  
 SQUARE CUT ON TOP OF CURB  
 INLET ON SOUTH SIDE OF ROSS AVE. AND  
 EAST SIDE OF RECORD STREET  
 ELEVATION = 429.16'**

99125 00390

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	LEGAL DESCRIPTION 509 ELM STREET COMMERCIAL TRACT		CO301
	<b>509 ELM STREET RESIDENCES</b>		SHEET NO.
	CITY OF DALLAS, DALLAS COUNTY, TEXAS		5 of 6

EXHIBIT B (SHEET 6 OF 6)

BEING all of Lot 1A, Block 14/21, 501 Elm Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85241, Page 849, Map Records, Dallas County, Texas

99125 00391

 <b>Jones &amp; Boyd, Inc.</b> 16800 Dallas Parkway, Suite 240 Dallas, Texas 75248 Tel: 972-248-7676 Fax: 972-248-1414	<b>EXHIBIT B</b>	PROJECT NO.
	LEGAL DESCRIPTION 501 ELM/RECORD COMMERCIAL TRACT	C0301
	<b>509 ELM STREET RESIDENCES</b>	SHEET NO.
	CITY OF DALLAS, DALLAS COUNTY, TEXAS	6 of 6

FILED

99 JUN 28 AM 9:13

EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

COUNTY CLERK, Dallas County, Texas

*Earl Bullock*



JUN 28 1999

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
STATE OF TEXAS  
COUNTY OF DALLAS  
I hereby certify this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped herein by me.