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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING, RETURN TO:
Mercer Crossing Commercial Association, Inc.
c/o Essex Association Management, LP
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
MERCER CROSSING COMMERCIAL PROPERTY
*(City of Farmers Branch, Dallas County, Texas)***

THIS AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MERCER CROSSING COMMERCIAL PROPERTY (this "Supplement") is made and entered into as of November 1, 2017, by CADG MERCER CROSSING HOLDINGS, LLC, a Texas limited liability company ("Declarant").

PRELIMINARY STATEMENTS

A. Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for Mercer Crossing Commercial Property, dated July 8, 2004, recorded on July 8, 2004, as Document No. 200413006132 in the Official Public Records of Dallas County, Texas, as modified, amended and/or supplemented now or hereafter from time to time (the "Declaration").

B. As of the date hereof, all of the property described in Exhibit "B" of the Declaration has not yet been subjected to the terms of the Declaration, and Declarant continues to have the right to unilaterally annex land under the terms of the declaration, including, without limitation, under the terms of Section 7.1 thereof.

C. In accordance with the terms of the Declaration, including, without limitation, Section 7.3 of the Declaration, the Declarant may unilaterally amend the Declaration for purposes of removing any portion of the real property subject to the terms of the Declaration from the "Property" (as defined in the Declaration) subject to the terms of the Declaration.

D. The Declarant additionally is the owner of the Withdrawn Land (as hereinafter defined), and desires to remove and withdraw the real property described on Exhibit A attached hereto and incorporated herein by reference (the "Withdrawn Land"), and executes and records

this Supplement as evidence of its approval of the withdrawal and removal of the Withdrawn Land from the Property subject to the Declaration.

E. The Declarant intends that from and after the recordation of this Supplement, the Withdrawn Land be removed and withdrawn from the Property for all purposes of the Declaration, and that the terms, covenants, conditions, restrictions and obligations of the Declaration will no longer apply to the Withdrawn Land, and Declarant desires to amend the Declaration to exclude and withdraw such Withdrawn Land from the Property.

NOW, THEREFORE, Declarant does hereby adopt this Supplement as follows:

1. Definitions. Unless otherwise defined in this Supplement, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. Withdrawn Land Removed and Withdrawn from the Declaration. In accordance with the provisions the Declaration, including, without limitation, Section 7.3 of the Declaration, the Declarant as "Declarant" and as owner of the Withdrawn Land does hereby amend the Declaration to withdraw and exclude the Withdrawn Land from the Property subject to the Declaration. In this regard, the Declarant hereby releases the Withdrawn Land from the Declaration and any and all covenants, conditions, restrictions, assessments, easements, liens and charges of the Declaration, and declares that the Withdrawn Land and all portions thereof are and shall be held, transferred, used, assigned, sold, conveyed and occupied free and clear of the Declaration and any and all such covenants, conditions, restrictions, assessments, easements, liens and charges as set forth in the Declaration.

3. No Other Effect. Except as expressly amended by this Supplement solely with respect to the Withdrawn Land, the terms and provisions of the Declaration are not amended, modified or supplemented hereby.

4. Severability. Invalidation of anyone provision of this Supplement by judgment or court order shall in no way affect any other provision of this Supplement or the remainder of this Supplement which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Supplement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Headings. The headings contained in this Supplement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Supplement.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
this 8 day of December, 2017.

DECLARANT:

CADG MERCER CROSSING HOLDINGS LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company,
its sole managing member

By: MMM Ventures, LLC
a Texas limited liability company,
its Manager,

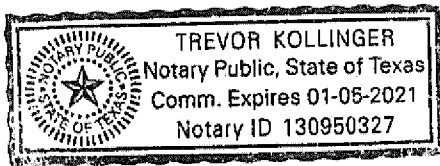
By: 2M Ventures, LLC,
a Delaware limited liability
company, its Manager

By: Mehrdad Moayedi
Mehrdad Moayedi,
Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moayedi, Manager of 2M Ventures, LLC, a Delaware limited liability company, the manager of MMM Ventures, LLC, a Texas limited liability company, the manager of CADG Holdings, LLC, a Texas limited liability company, the sole managing member of CADG Mercer Crossing Holdings LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in his capacity set forth above and on behalf of said limited liability company(ies).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8 day of
December, 2017.



T. Kollinger
NOTARY PUBLIC STATE OF TEXAS
Printed Name: Trevor Kollinger
My commission expires: 01-05-2021

EXHIBIT A

LEGAL DESCRIPTION OF THE WITHDRAWN LAND

Being a tract of land out of the J. F. Chenoeth Survey, Abstract No. 267, the F. Miller Survey, Abstract No. 926, the W. Shannon Survey, Abstract No. 1337 and the H. C. Marsh Survey, Abstract No. 916 and situated in the City of Farmers Branch, Dallas County, Texas, and being more particularly described by metes and bounds as follows (based on records and not an on-the-ground survey):

Beginning in the southerly right-of-way line of Valley View Lane at the northwest corner of Block A, Westside Addition Section 1, an addition to the City of Farmers Branch according to the plat recorded as Document No. 200600172708 in the Official Public Records of Dallas County;

Thence North 46 degrees 37 minutes 54 seconds East with said right-of-way line a distance of 445.85 feet;

Thence North 65 degrees 44 minutes 36 seconds East continuing with said right-of-way line a distance of 296.40 feet to the beginning of a curve to the right with a radius of 1572.28 feet and whose chord bears North 85 degrees 39 minutes 03 seconds East at 344.68 feet;

Thence easterly continuing with said right-of-way line and with said curve along an arc length of 345.37;

Thence South 88 degrees 36 minutes 12 seconds East continuing with said right-of-way line a distance of 1128.68 feet to the northwest corner of the same tract of land described in the deed to Thompson I Graham Mortgage Corporation recorded as Document No. 201100087228 in the Official Public Records of Dallas County, Texas;

Thence South 01 degrees 49 minutes 17 seconds East with the westerly boundary line of said Thomas tract a distance of 524.72 feet to the southwest corner thereof;

Thence North 88 degrees 50 minutes 25 seconds East a distance of 460.17 feet to the easterly right-of-way line of Luna Road;

Thence North 02 degrees 42 minutes 47 seconds West with said easterly right-of-way line a distance of 485.72 feet to the southwest end of a corner clip for said easterly right-of-way line and said southerly right-of-way line;

Thence North 42 degrees 29 minutes 34 seconds East with said corner clip a distance of 38.72 feet to the beginning of a curve to the left with a radius of

1975.08 feet and whose chord bears North 69 degrees 28 minutes 39 seconds East at 1085.28 feet;

Thence easterly with said southerly right-of-way line and with said curve along an arc length of 1099.42 feet to the northeast corner of Lot 1, Block A, Mercer School Addition, n addition to the City of Farmers Branch according to the plat recorded as Document No. 201400169982 in said plat records;

Thence South 02 degrees 23 minutes 57 seconds East with the easterly boundary line of said Lot 1 a distance of 613.05 feet;

Thence North 60 degrees 36 minutes 58 seconds East continuing with said easterly boundary line a distance of 169.79 feet;

Thence South 29 degrees 25 minutes 10 seconds East a distance of 394.54 feet to the northerly right-of-way line Wittington Place;

Thence North 60 degrees 37 minutes 23 seconds East with said northerly right-of-way line a distance of 513.71 feet to the beginning of a curve to the right with a radius of 1057.93 feet and whose chord bears North 66 degrees 20 minutes 36 seconds East at 210.89 feet;

Thence easterly continuing with said northerly right-of-way line and with said curve along an arc length of 211.24 feet to the end of said curve;

Thence North 66 degrees 15 minutes 17 seconds West a distance of 23.02 feet to the easterly right-of-way line of Chartwell Drive;

Thence North 24 degrees 08 minutes 39 seconds West with said easterly right-of-way line a distance of 39.22 feet to the beginning of a curve to the left with a radius of 642.50 feet and whose chord bears North 41 degrees 27 minutes 00 seconds West at 381.85;

Thence northwesterly with said easterly right-of-way line and with said curve along an arc length of 387.71 feet to an outer corner of Block F of said Westside Addition;

Thence North 44 degrees 13 minutes 26 seconds East with the northerly boundary line of said Block F a distance of 359.11 feet to the most northerly corner thereof and the most easterly corner of Lot 1, Block 1, Mercer Crossing Addition I, an addition to the City of Farmers Branch, Texas according to the plat thereof recorded in Volume 2003184, Page 61, Official Public Records of Dallas County, Texas;

Thence North 46 degrees 00 minutes 57 seconds West with the easterly boundary line of said Lot 1 a distance of 597.81 feet to the southerly right-of-

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way line of Valley View Lane and the beginning of a curve to the right with a radius of 1763.60 feet and whose chord bears North 58 degrees 46 minutes 05 seconds East at 230.74 feet;

Thence easterly with said southerly right-of-way line and with said curve along an arc length of 230.91 feet to the beginning of a curve to the right with a radius of 1367.69 feet and whose chord bears North 68 degrees 36 minutes 54 seconds East at 346.16 feet;

Thence easterly continuing with said southerly right-of-way line and with said curve along an arc length of 347.09 feet to the beginning of a curve to the left with a radius of 7257.62 feet and whose chord bears North 74 degrees 02 minutes 29 seconds East at 758.85 feet;

Thence easterly continuing with said southerly right-of-way line and with said curve along an arc length of 759.20 feet to the beginning of a curve to the left with a radius of 6128.08 feet and whose chord bears North 68 degrees 46 minutes 14 seconds East at 384.44 feet;

Thence easterly continuing with said southerly right-of-way line and with said curve along an arc length of 384.50 feet to the end of said curve;

Thence North 66 degrees 58 minutes 06 seconds East continuing with said southerly right-of-way line a distance of 251.01 feet to the northeast corner of the same tract of land described in the deed to Edina Park Plaza Associated Limited Partnership recorded as Document No. 20070299861 in the Official Public Records of Dallas County, Texas;

Thence South 01 degrees 25 minutes 49 seconds East with the easterly boundary line of said Edina tract a distance of 308.86 feet to an outer corner thereof;

Thence North 89 degrees 31 minutes 06 seconds East a distance of 251.04 feet to the northeast corner of the same tract of land described in the deed to ART GNB, Inc. recorded as Document No. 200700248392 in the Official Public Records of Dallas County, Texas;

Thence South 01 degrees 16 minutes 03 seconds East a distance of 835.26 feet to an inner corner of said ART tract;

Thence North 89 degrees 25 minutes 21 seconds East with the northerly boundary line of said ART tract a distance of 1515.94 feet to for the most easterly northeast corner of said ART tract;

Thence South 00 degrees 26 minutes 39 seconds East with the easterly boundary line of said ART tract a distance of 64.99 feet to the southeast corner thereof;

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Thence South 89 degrees 25 minutes 21 seconds West with the southerly boundary line of said ART tract a distance of 990.18 feet to an angle point in said southerly boundary line;

Thence South 71 degrees 58 minutes 12 seconds West continuing with said southerly boundary line a distance of 181.17 feet to an angle point therein;

Thence South 88 degrees 36 minutes 21 seconds West a distance of 150.38 feet to the westerly right of Hutton Drive and the beginning of a curve to the right-of-way line with a radius of 1501.00 feet and whose chord bears South 03 degrees 39 minutes 03 seconds West at 205.99 feet;

Thence southerly with said westerly right-of-way line and said curve along an arc length of 206.15 to the end of said curve;

Thence South 07 degrees 35 minutes 08 seconds West continuing with said westerly right-of-way line a distance of 117.52 feet to the northeasterly end of a corner clip for said westerly right-of-way line and the northerly right-of-way line of Wittington Place;

Thence South 48 degrees 06 minutes 41 seconds West with said corner clip a distance of 38.03 feet to the southwesterly end thereof;

Thence South 88 degrees 37 minutes 00 seconds West with said northerly boundary line a distance of 951.29 feet;

Thence South 01 degrees 11 minutes 26 seconds East a distance of 931.54 feet to an inner corner of the easterly boundary line of the same tract of land described in the deed to Income Opportunity Realty Investors, Inc. recorded in Volume 2000249, Page 5755 in the Deed Records of Dallas County, Texas;

Thence with the easterly boundary line of said Income tract the following calls:

South 89 degrees 59 minutes 19 seconds East a distance of 102.00 feet;
North 44 degrees 59 minutes 12 seconds East a distance of 94.75 feet;
North 89 degrees 51 minutes 39 seconds East a distance of 50.15 feet;
South 44 degrees 36 minutes 21 seconds East a distance of 80.35 feet;
North 89 degrees 51 minutes 39 seconds East a distance of 248.22 feet;

Thence South 01 degrees 23 minutes 22 seconds East a distance of 248.13 feet to the beginning of a curve to the left with a radius of 3808.96 feet and whose chord bears South 05 degrees 01 minutes 43 seconds East at 483.53 feet;

Southerly with said curve along an arc length of 483.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with

a radius of 1289.35 feet and whose chord bears South 13 degrees 12 minutes 33 seconds East at 204.18 feet;

Southerly with said curve along an arc length of 204.39 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

South 15 degrees 33 minutes 53 seconds East a distance of 103.07 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 13 degrees 46 minutes 03 seconds East a distance of 56.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 14 degrees 36 minutes 41 seconds East a distance of 29.70 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 59 degrees 18 minutes 52 seconds East a distance of 20.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 15 degrees 31 minutes 49 seconds East a distance of 48.61 feet to the northerly boundary line of Mercer Parkway;

Thence South 13 degrees 16 minutes 49 seconds East a distance of 100.29 feet to the southerly right-of-way line of Mercer Parkway;

Thence South 15 degrees 27 minutes 04 seconds East a distance of 161.89 feet;
Thence South 00 degrees 25 minutes 15 seconds East continuing with said easterly boundary line a distance of 489.62 feet;

Thence South 45 degrees 51 minutes 03 seconds West continuing with said easterly boundary line a distance of 271.62 feet;

Thence South 38 degrees 35 minutes 25 seconds West continuing with said easterly boundary line a distance of 107.79 feet to the most southerly southeast corner of said Income tract, said rod being in the northerly right-of-way line of LBJ Freeway;

Thence North 88 degrees 13 minutes 04 seconds East with the northerly right-of-way line of LBJ Freeway a distance of 513.89 feet;

Thence South 78 degrees 59 minutes 17 seconds East continuing with said northerly right-of-way line a distance of 137.87 feet to the westerly boundary line of the same tract of land described in the deed to Graham Mortgage Corporation recorded as Document No. 2011-87228 of said public records;

Thence North 00 degrees 01 minutes 27 seconds East with the westerly boundary line of said Graham tract a distance of 115.44 feet;

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Thence North 89 degrees 29 minutes 34 seconds East continuing with said westerly boundary line a distance of 50.00 feet;

Thence North 00 degrees 34 minutes 11 seconds West continuing with said westerly boundary line a distance of 329.19 feet to the northwest corner of said Graham tract;

Thence South 89 degrees 40 minutes 06 seconds East with the northerly boundary line of said Graham tract a distance of 437.40 feet to the northeast corner thereof, same being in the westerly right-of-way line of Knightsbridge Road;

Thence North 86 degrees 50 minutes 38 seconds East a distance of 110.09 feet to the easterly right-of-way line of Knightsbridge Road, same being the northwest corner of Lot 2, Block A, Trinity East Addition, an addition to the City of Farmers Branch, Texas according to the plat thereof recorded in Instrument No. 201100225466 of said public records;

Thence North 89 degrees 18 minutes 34 seconds East with the northerly boundary line of said Block A a distance of 336.82 feet to the northwest corner thereof;

Thence South 08 degrees 44 minutes 51 seconds West with the easterly boundary line of said Block A a distance of 453.35 feet to the southeast corner thereof, same being in said northerly right-of-way line of LBJ Freeway;

Thence South 86 degrees 00 minutes 51 seconds West with the southerly boundary line of said Block A and with said northerly right-of-way line a distance of 206.49 feet;

Thence South 00 degrees 18 minutes 51 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 18.98 feet;

Thence South 89 degrees 29 minutes 30 seconds West with said northerly right-of-way line a distance of 554.57 feet;

Thence North 00 degrees 30 minutes 30 seconds West continuing with said northerly right-of-way line a distance of 14.00 feet;

Thence North 78 degrees 59 minutes 17 seconds West continuing with said northerly right-of-way line a distance of 93.07 feet;

Thence South 11 degrees 00 minutes 43 seconds West a distance of 10.00 feet;

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Thence North 78 degrees 59 minutes 17 seconds West, 10.00 feet southerly from and parallel to said northerly right-of-way line a distance of 146.75 feet;

Thence South 88 degrees 13 minutes 04 seconds West, 10.00 feet southerly from and parallel to said northerly right-of-way line a distance of 513.08 feet;

Thence SOUTH traversing LBG Freeway a distance of 901.94 feet to the southerly right-of-way line thereof, same being in the northerly boundary line of the same tract of land described in the deed to TxDOT monument found Manhattan Land, LLC recorded as Instrument No. 201600049574 of said public records;

Thence North 85 degrees 23 minutes 28 seconds East with said northerly boundary line and said southerly right-of-way line a distance of 139.51 feet;

Thence North 87 degrees 59 minutes 30 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 707.23 feet;

Thence South 89 degrees 25 minutes 45 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 503.97 feet to the northeast corner of said Manhattan tract;

Thence South 08 degrees 37 minutes 58 seconds West with the easterly boundary line of said Manhattan tract a distance of 163.72 feet;

Thence North 81 degrees 22 minutes 02 seconds West a distance of 23.44 feet;

Thence South 43 degrees 21 minutes 29 seconds West a distance of 28.27 feet;

Thence South 57 degrees 30 minutes 35 seconds West a distance of 335.55 feet;

Thence South 59 degrees 56 minutes 34 seconds West a distance of 53.53 feet;

Thence South 44 degrees 06 minutes 28 seconds West a distance of 28.07 feet;

Thence South 40 degrees 07 minutes 44 seconds West a distance of 188.06 feet;

Thence South 60 degrees 18 minutes 47 seconds West a distance of 112.39 feet;

Thence South 81 degrees 31 minutes 25 seconds West a distance of 165.26 feet;

Thence North 84 degrees 15 minutes 23 seconds West a distance of 117.80 feet;

Thence North 76 degrees 30 minutes 38 seconds West a distance of 31.33 feet;

Thence North 60 degrees 43 minutes 54 seconds West a distance of 124.96 feet;

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Thence North 51 degrees 23 minutes 21 seconds West a distance of 30.47 feet;

Thence North 39 degrees 56 minutes 07 seconds West a distance of 180.19 feet;

Thence North 64 degrees 13 minutes 09 seconds West a distance of 29.69 feet;

Thence South 87 degrees 28 minutes 20 seconds West a distance of 520.79 feet;

Thence North 84 degrees 43 minutes 59 seconds West a distance of 200.96 feet;

Thence North 82 degrees 26 minutes 33 seconds West a distance of 138.67 feet to the westerly boundary line of said Manhattan tract;

Thence North 00 degrees 33 minutes 53 seconds West with said westerly boundary line a distance of 315.07 feet to said southerly right-of-way line;

Thence North 89 degrees 44 minutes 04 seconds East with said southerly right-of-way line a distance of 515.53 feet;

Thence North 85 degrees 23 minutes 28 seconds East continuing with said southerly right-of-way line a distance of 207.58 feet;

Thence NORTH traversing LBJ Freeway a distance of 912.45 feet to the northerly right-of-way line thereof and the southerly boundary line of Block E of said Westside Addition;

Thence South 88 degrees 15 minutes 56 seconds West with said southerly boundary line and said northerly right-of-way line a distance of 73.04 feet;

Thence South 81 degrees 14 minutes 51 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 302.03 feet;

Thence South 87 degrees 58 minutes 25 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 353.54 feet to an outer corner of said Block E;

Thence North 00 degrees 32 minutes 43 seconds West with the westerly boundary line of said Block E a distance of 489.36 feet to an inner corner thereof;

Thence South 89 degrees 04 minutes 07 seconds West with the southerly boundary line of said Block E a distance of 1936.66 feet to the easterly right-of-way line of Luna Road;

Thence North 32 degrees 27 minutes 13 seconds West with said easterly right-of-way line a distance of 842.56 feet to the beginning of a curve to the right with a radius of 1460.00 feet and whose chord bears North 31 degrees 23 minutes 58 seconds West at 53.72 feet;

Thence northerly with said easterly right-of-way line and with said curve along an arc length of a 53.73 feet to the end of said curve;

Thence North 22 degrees 45 minutes 01 seconds West continuing with said easterly right-of-way line a distance of 82.39 feet;

Thence South 60 degrees 51 minutes 06 seconds West, passing at 138.67 feet the westerly right-of-way line of said Luna Road and continuing a total distance of 363.42 feet;

Thence South 14 degrees 15 minutes 54 seconds East a distance of 288.06 feet to the southerly boundary line of Block A of said Westside Addition;

Thence South 89 degrees 43 minutes 14 seconds West with the southerly boundary line of said Block A a distance of 1224.36 feet to the southwest corner thereof;

Thence North 01 degrees 08 minutes 40 seconds East with the westerly boundary line of said Block A a distance of 22.65 feet to the beginning of a curve to the left with a radius of 654.67 feet and whose chord bears 426.05 feet;

Thence northerly continuing with said westerly boundary line and with said curve along an arc length of 433.95 feet to the end of said curve;

Thence North 36 degrees 12 minutes 51 seconds West continuing with said westerly boundary line a distance of 1952.80 feet to the point of beginning and containing 397.57 acres of land, more or less; and

SAVE AND EXCEPT THE FOLLOWING DESCRIBED LAND:

[see legal description of a 19.510 acre tract of land immediately following]

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DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 19.510 acre tract of land situated in the Harrison C. Marsh Survey, Abstract No. 916 Dallas County, Texas and the W.M. Cochran Survey, Abstract No. 279; said tract being part of that certain tract of land described in Suballtute Trustee's Deed to 2M HOLDINGS, LP recorded in Instrument No. 201100225464 of the Official Public Records of Dallas County, Texas; said 19.51 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said 2M HOLDINGS tract and the northwest corner of that certain tract of land described in Special Warranty Deed to the City of Dallas recorded in Volume 86057, Page 342 of the Deed Records of Dallas County, Texas and in the south right-of-way line of Interstate Highway 635 (a variable width right-of-way)

THENCE, South 08 degrees, 45 minutes, 30 seconds West, along the east line of said 2M HOLDINGS tract and the west line of the City of Dallas tract, a distance of 163.72 feet to a point for corner;

THENCE, departing the said west line of the 2M HOLDINGS tract and the said west line of the City of Dallas tract and into and across said 2M HOLDINGS tract the following eighteen (18) calls:

North 81 degrees, 14 minutes, 30 seconds West, a distance of 23.44 feet to an "X" cut set on the top of a stone wall;

South 43 degrees, 29 minutes, 01 seconds West, a distance of 28.27 feet to an "V" cut set on the top of a stone wall;

South 57 degrees, 38 minutes, 23 seconds West, a distance of 335.55 feet to an "X" cut set on the top of a stone wall;

South 60 degrees, 04 minutes, 06 seconds West, a distance of 53.53 feet to an "X" cut set on the top of a stone wall;

South 44 degrees, 14 minutes, 00 seconds West, a distance of 28.07 feet to an "X" cut set on the top of a stone wall;

South 40 degrees, 15 minutes, 16 seconds West, a distance of 188.06 feet to an "V" cut set on the top of a stone wall;

South 60 degrees, 26 minutes, 19 seconds West, a distance of 112.39 feet to an "X" cut set on the top of a stone wall;

South 81 degrees, 38 minutes, 57 seconds West, a distance of 185.26 feet to an "X" cut set on the top of a stone wall;

North 86 degrees, 13 minutes, 12 seconds West, a distance of 19.11 feet to an "X" cut set on the top of a stone wall;

North 83 degrees, 43 minutes, 35 seconds West, a distance of 98.71 feet to an "X" cut set on the top of a stone wall;

North 76 degrees, 23 minutes, 06 seconds West, a distance of 31.33 feet to an "X" cut set on the top of a stone wall;

North 60 degrees, 36 minutes, 22 seconds West, a distance of 124.96 feet to an "X" cut set on the top of a stone wall;

North 51 degrees, 15 minutes, 49 seconds West, a distance of 30.47 feet to an "Y" cut set on the top of a stone wall;

North 39 degrees, 48 minutes, 35 seconds West, a distance of 180.19 feet to an "X" cut set on the top of a stone wall;

North 64 degrees, 05 minutes, 37 seconds West, a distance of 29.68 feet to an "X" cut set on the top of a stone wall;

South 87 degrees, 35 minutes, 52 seconds West, a distance of 520.81 feet to an "X" cut set on the top of a stone wall;

North 84 degrees, 36 minutes, 27 seconds West, a distance of 200.96 feet to an "X" cut set on the top of a stone wall;

North 82 degrees, 19 minutes, 01 seconds West, a distance of 138.67 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in a west line of said 2M HOLDINGS; said point also being the northeast corner of that certain tract of land described in General Warranty Deed to Continental Common, INC. recorded in Instrument No. 201000322105 of said Official Public Records and the southeast corner of that certain tract of land described in Trustee's Deed to Graham Mortgage Corporation recorded in Instrument No. 201100087228 of said Official Public Records;

THENCE, North 00 degrees, 28 minutes, 21 seconds West, along the said west line of the 2M HOLDINGS tract and the east line of the said Graham Mortgage tract, a distance of 315.07 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said south line of Interstate Highway 635; said point being the northwest corner of the said 2M HOLDINGS tract and the northeast corner of the Graham Mortgage tract, from said point a found concrete monument bears South 36 degrees, 03 minutes West, 1.8 feet;

THENCE, along the north line of the said 2M HOLDINGS tract and the said south line of Interstate Highway 635 the following four (4) calls:

North 89 degrees, 51 minutes, 38 seconds East, a distance of 515.53 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner, from which a found 1.5-inch iron pipe bears South 15 degrees 18 minutes East, 1.8 feet;

North 85 degrees, 31 minutes, 00 seconds East, a distance of 357.12 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 88 degrees, 07 minutes, 02 seconds East, a distance of 707.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 89 degrees, 18 minutes, 13 seconds East, a distance of 503.97 feet to the POINT OF BEGINNING;

CONTAINING, 849,858 square feet or 19.510 acres of land, more or less.

[Depiction of 19.510 acre Save and Except Tract]

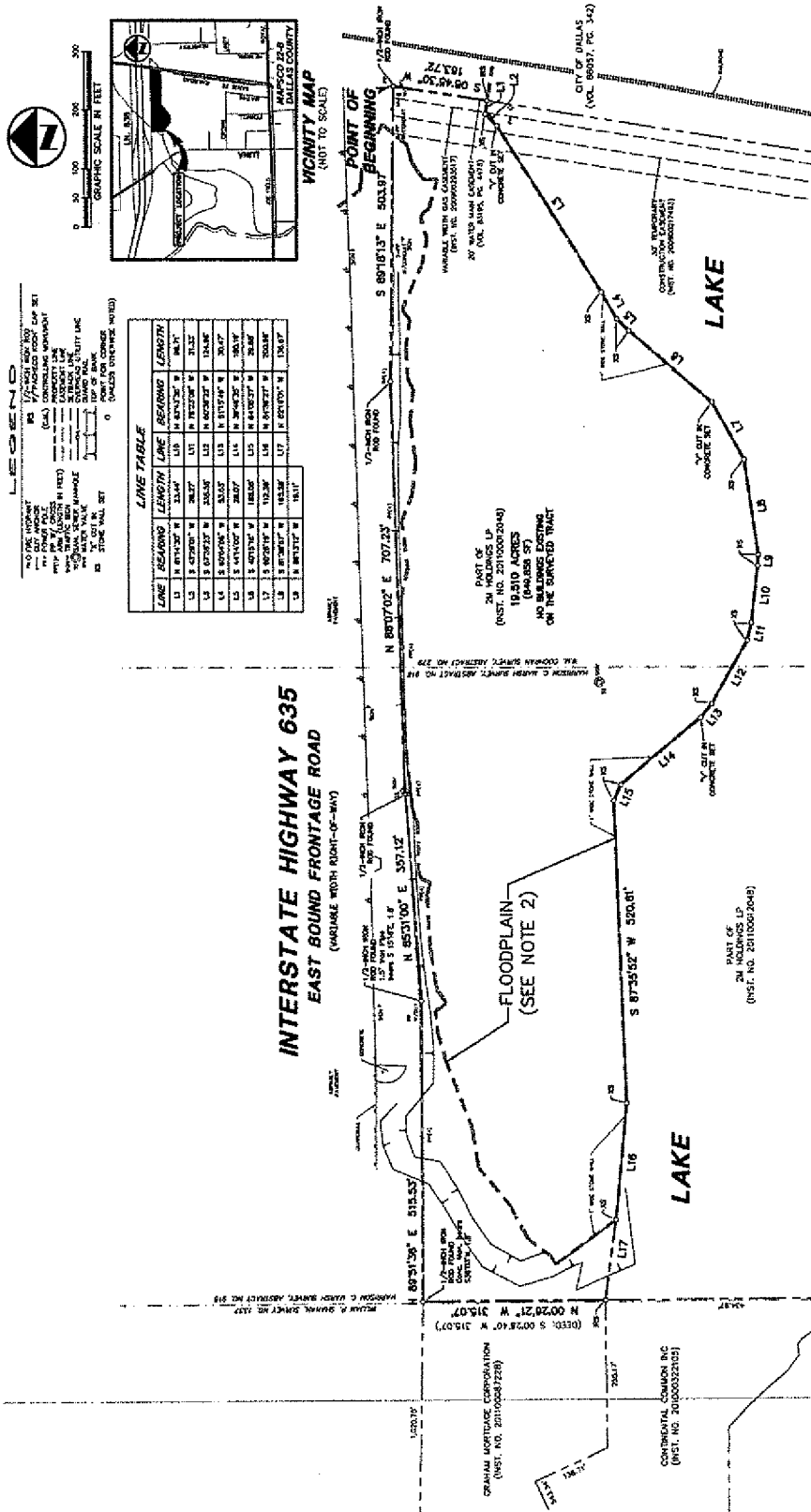


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Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/11/2017 11:54:25 AM
\$78.00
201700344798

