

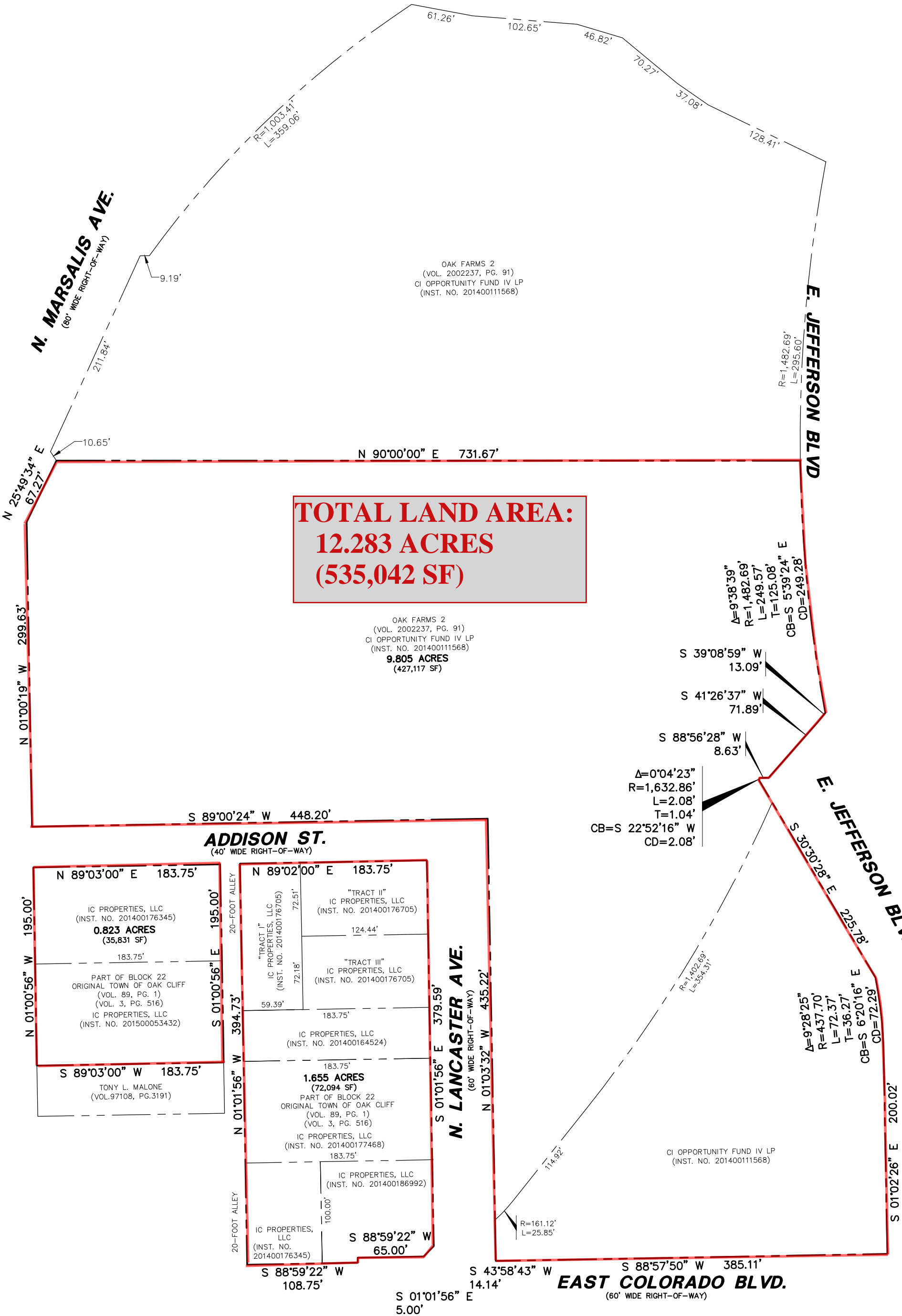
**N. MARSALIS AVE.**  
(80' WIDE RIGHT-OF-WAY)

**N. MARSALIS AVE.**  
(80' WIDE RIGHT-OF-WAY)

**E. JEFFERSON BLVD**

**E. JEFFERSON BLVD**

**E. EWING AVENUE**



**TOTAL LAND AREA:  
12.283 ACRES  
(535,042 SF)**

OAK FARMS 2  
(VOL. 2002237, PG. 91)  
CI OPPORTUNITY FUND IV LP  
(INST. NO. 201400111568)  
**9.805 ACRES**  
(427,117 SF)

N 89°03'00" E 183.75'  
IC PROPERTIES, LLC  
(INST. NO. 201400176345)  
**0.823 ACRES**  
(35,831 SF)  
183.75'  
PART OF BLOCK 22  
ORIGINAL TOWN OF OAK CLIFF  
(VOL. 89, PG. 1)  
(VOL. 3, PG. 516)  
IC PROPERTIES, LLC  
(INST. NO. 201500053432)  
S 01°00'56" E 195.00'  
S 89°03'00" W 183.75'  
TONY L. MALONE  
(VOL.97108, PG.3191)

N 89°02'00" E 183.75'  
"TRACT II"  
IC PROPERTIES, LLC  
(INST. NO. 201400176705)  
124.44'  
"TRACT III"  
IC PROPERTIES, LLC  
(INST. NO. 201400176705)  
59.39'  
183.75'  
IC PROPERTIES, LLC  
(INST. NO. 201400164524)  
183.75'  
**1.655 ACRES**  
(72,094 SF)  
PART OF BLOCK 22  
ORIGINAL TOWN OF OAK CLIFF  
(VOL. 89, PG. 1)  
(VOL. 3, PG. 516)  
IC PROPERTIES, LLC  
(INST. NO. 201400177468)  
183.75'  
IC PROPERTIES, LLC  
(INST. NO. 201400186992)  
100.00'  
IC PROPERTIES, LLC  
(INST. NO. 201400176345)  
S 88°59'22" W 65.00'

**N. LANCASTER AVE.**  
(60' WIDE RIGHT-OF-WAY)

**ADDISON ST.**  
(40' WIDE RIGHT-OF-WAY)

**EAST COLORADO BLVD.**  
(60' WIDE RIGHT-OF-WAY)

CI OPPORTUNITY FUND IV LP  
(INST. NO. 201400111568)

S 01°01'56" E 5.00'

S 43°58'43" W 14.14'

S 88°57'50" W 385.11'

S 01°02'26" E 200.02'

$\Delta=9^{\circ}28'25"$   
 $R=437.70'$   
 $L=72.37'$   
 $T=36.27'$   
 $CB=S 6^{\circ}20'16" E$   
 $CD=72.29'$

$\Delta=0^{\circ}04'23"$   
 $R=1,632.86'$   
 $L=2.08'$   
 $T=1.04'$   
 $CB=S 22^{\circ}52'16" W$   
 $CD=2.08'$

S 88°56'28" W 8.63'

S 41°26'37" W 71.89'

S 39°08'59" W 13.09'

$\Delta=9^{\circ}38'39"$   
 $R=1,482.69'$   
 $L=249.57'$   
 $T=125.08'$   
 $CB=S 5^{\circ}39'24" E$   
 $CD=249.28'$

$R=1,482.69'$   
 $L=295.60'$

N 90°00'00" E 731.67'

N 01°00'19" W 299.63'

N 25°49'34" E 67.27'

10.65'

9.19'

211.84'

$R=1,003.41'$   
 $L=359.06'$

61.26'

102.65'

46.82'

70.27'

37.08'

128.41'

$R=1,402.69'$   
 $L=354.31'$

114.92'

$R=161.12'$   
 $L=25.85'$