

FIRST AMENDMENT TO COWBOYS COMPLEX LEASE AGREEMENT

THIS FIRST AMENDMENT TO COWBOYS COMPLEX LEASE AGREEMENT (this "**Amendment**") is entered into as of February __, 2006, between **CITY OF ARLINGTON, TEXAS**, a duly incorporated home rule city of the State of Texas ("**Landlord**"), and **COWBOYS STADIUM, L.P.**, a Texas limited partnership ("**Tenant**").

RECITALS:

A. Landlord and Tenant entered into that certain Cowboys Complex Lease Agreement dated as of September 1, 2005 (the "**Lease**"; capitalized terms used but not defined herein shall have the meanings assigned to them in the Lease).

B. Landlord has acquired an interest in the tracts of real property more particularly described on Annex A attached hereto (the "**New Land**") to be used as a part of the Cowboys Complex.

C. Landlord and Tenant desire to amend the Lease to incorporate the New Land as part of the Land under and subject to the Lease.

AGREEMENTS:

NOW, THEREFORE, for the mutual promises herein and other good and valuable consideration, the receipt and sufficiency of which hereby acknowledged, Landlord and Tenant agree as follows:


1. **Incorporation of New Land.** The New Land is hereby incorporated into and made subject to the Lease. To give effect to the foregoing:

(a) The Lease is amended to add a new Exhibit "A-2" and Exhibit "A-3", which are in the form of Annex A attached hereto.

(b) The definition of "**Land**" in Section 1.5 of the Lease is deleted in its entirety and replaced with the following:

Land. The tracts of land described on Exhibit "A-1", Exhibit "A-2" and Exhibit "A-3" hereto, together with such additional tracts of land as shall be hereafter acquired by Landlord for purposes of this Lease (in accordance with the Closing Conditions Agreement) and which, when combined with the tracts described in Exhibit "A-1", Exhibit "A-2" and Exhibit "A-3" attached hereto, shall be of a size and configuration reasonably suitable to accommodate the Cowboys Stadium and other contemplated improvements.

2. **Ratification; Binding Effect; Governing Law.** Landlord and Tenant each hereby ratifies and confirms its obligations under the Lease. Except as modified hereby, the



Lease shall remain in full effect and this Amendment shall be binding upon Landlord and Tenant and their respective successors and assigns. If any inconsistency exists or arises between the terms of the Lease and the terms of this Amendment, the terms of this Amendment shall prevail. This Amendment shall be governed by the laws of the State of Texas.

3. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

Executed as of the date first above written.

ATTEST:

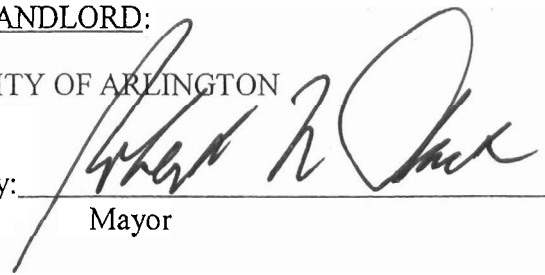

City Secretary

APPROVED AS TO FORM:


City Attorney

LANDLORD:

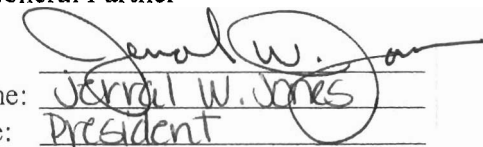
CITY OF ARLINGTON

By: 
Mayor

TENANT:

COWBOYS STADIUM, L.P.,
a Texas limited partnership

By: Blue & Silver, Inc.,
a Texas corporation,
its General Partner

By: 
Name: Jerral W. Jones
Title: President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

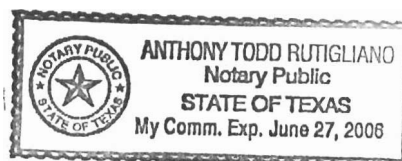
This instrument was acknowledged before me on the 9th day of May, 2006, by Robert N. Cluck, Mayor of City of Arlington, Texas, a duly incorporated home rule city of the State of Texas.

Anthony J Rutigliano
Notary Public in and for the State of Texas

[SEAL]

My Commission Expires:

June 27, 2006



STATE OF TEXAS §
 §
COUNTY OF Dallas §

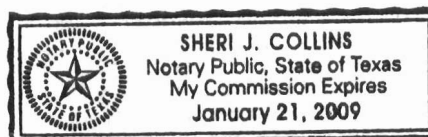
This instrument was acknowledged before me on the 13 day of March, 2006, by Jerral W. Jones, President of Blue & Silver, Inc., a Texas corporation, the General Partner of Cowboys Stadium, L.P., a Texas limited partnership, on behalf of said limited partnership.

Sheri J. Collins
Notary Public in and for the State of Texas

[SEAL]

My Commission Expires:

Jan. 21, 2009



ANNEX A

EXHIBIT "A-2"

Tract 1: Lot 1 R-B, ELSON ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof; recorded in Cabinet A, Slide 133, of the Plat Records of Tarrant County, Texas.

Tract 2: One acre of land, more or less, out of the Joel Blackwell 640-acre Survey, and being off the south end of Lot 5, of the BEACHUM AND JOHNSON SUBDIVISION of the Joel Blackwell Survey, as shown by the map or plat thereof recorded in Volume 309, Page 20, Plat Records of Tarrant County, Texas, said land being described as follows:

FIRST TRACT:

BEGINNING at the southeast corner of said Lot 5, of the Beachum and Johnson Subdivision of said Blackwell Survey;

THENCE West with the south line of said Lot 5, 315 feet to its SW corner;

THENCE North with its west line 124 feet to a fence and stake in said line;

THENCE East along said fence line a distance of 315 feet to a stake in the east line of said Lot 5 at the point located 126 feet north of the SE corner of said Lot 5, of said subdivision;

THENCE South along said East line and line of an old fence 126 feet to the Place of Beginning.

This being the same property conveyed to J. D. Oliver et ux by deed of record in Volume 1723, Page 334, deed record of Tarrant County, Texas.

SECOND TRACT:

A strip 30 feet in width by 315 feet along which was originally dedicated as a portion of Johnson Avenue in the plat of the Beachum and Johnson Subdivision of the Joel Blackwell 640-acre survey in Tarrant County, Texas, described as follows:

BEGINNING at the SE corner of Lot 5 of the Beachum and Johnson Subdivision of said survey;

THENCE South 30 feet to the north line of Lot 6 of said subdivision;

THENCE West along the north line of said Lot 6, 315 feet to a stake for corner;

THENCE North 30 feet to the SW corner of said Lot 5;

THENCE East along the south line of said Lot 5, 315 feet to the Place of Beginning.

- Tract 3: Lot 5, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 4: Lot 6 of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 5: Lot 10, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 6: Lot 11 of H.W. REYNOLDS SUBDIVISION to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-D, Page 375, Plat Records, Tarrant County, Texas, also recorded in Volume 388-F, Page 529, Plat Records, Tarrant County, Texas.
- Tract 7: Lot 13, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 8: Lot 14 of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 9: Lot 24, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 10: Lot 25, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 11: Lot 30, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.

- Tract 12: Lot 32, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 13: Lot 35, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 14: Lot 36, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 15: Lot 39, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 16: Lot 44, H.W. REYNOLDS SUBDIVISION, SECOND FILING, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-F, Page 529, Plat Records, Tarrant County, Texas;
- SAVE & EXCEPT that part conveyed to the City of Arlington by instrument recorded in Volume 4005, Page 479, Deed Records, Tarrant County, Texas;
- and SAVE & EXCEPT that portion taken in Agreed Judgment recorded in Volume 13177, Page 128, Real Property Records, Tarrant County, Texas.
- Tract 17: Lot 51, H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-P, Page 9, of the Plat Records of TARRANT County, Texas.
- Tract 18: Lots 52 and 53, H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-P, Page 9, of the Plat Records of TARRANT County, Texas.
- Tract 19: Lot 31, H.W. REYNOLDS SUBDIVISION of Joel Blackwell Survey, an Addition to Tarrant County, Texas, according to the map or plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 20: Lot 40, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.

- Tract 21: Lot 21, H.W. REYNOLDS SUBDIVISION of a portion of Joel Blackwell Survey, an Addition to TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of TARRANT County, Texas.
- Tract 22: Lot 22, H.W. REYNOLDS SUBDIVISION of Joel Blackwell Survey, an Addition to TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of TARRANT County, Texas.
- Tract 23: Lot 26, H.W. REYNOLDS SUBDIVISION of Joel Blackwell Survey, an Addition to TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of TARRANT County, Texas.
- Tract 24: Lots 1 and 2 of IVY ESTATES an addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-Y, Page 138, Plat Records, Tarrant County, Texas.
- Tract 25: Lot 7, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 26: Lot 13, Block 2, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 27: Lot 10-R-1, Block 2, EAST CRESTWOOD ADDITION, FIRST SECTION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-118, Page 62, of the Plat Records of TARRANT County, Texas.
- Tract 28: Lot 12, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 29: Block A, of Beachum & Johnson Addition No. 2, an addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-27, Page 473, Plat Records, Tarrant County, Texas.
- Tract 30: Lot 6-A and 6-B of a revision of Lots 4 and 6 of Beachum & Johnson Subdivision, an addition to the City of Arlington, Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-28, Page 1, Plat Records, Tarrant County, Texas.

- Tract 31: Being Lot 33, of J. BLACKWELL ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 756, Plat Records, TARRANT County, Texas.
- Tract 32: Lot 3B, J. BLACKWELL ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 2180, of the Plat Records of TARRANT County, Texas.
- Tract 33: Lot 4, JOEL BLACKWELL ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof recorded in Volume 388-81, Page 7, of the Plat Records of TARRANT County, Texas.
- Tract 34: BEING approximately 2.3 acres out of the JOEL BLACKWELL SURVEY, Abstract No. 147 in Tarrant County, Texas, and described by metes and bounds as follows:
- BEGINNING at the Southwest corner of S.E. Hatcher tract out of the Joel Blackwell Survey, which beginning point is 237-1/2 varas East and 950 varas South of the Northwest corner of said Blackwell Survey; said beginning point being also at the Southeast corner of the Turner 10 acre tract out of said survey;
- THENCE North 785 feet to the Northwest corner of said S.E. Hatcher tract;
- THENCE East for 128 feet to iron rod;
- THENCE South 788 feet to an iron pin in the North side of the Watson School House Public Road;
- THENCE West 128 feet to the PLACE OF BEGINNING.
- Tract 35: Lot 1-R-A1, ELSON ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, according to map or plat thereof recorded in Cabinet A, Slide 1122, of the Plat Records of Tarrant County, Texas.
- Tract 36: Lot 1-R-A2, ELSON ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 1122, of the Plat Records of Tarrant County, Texas.
- Tract 37: Being Lot 9, and the south ½ of Lot 10 of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Plat thereof recorded in Volume 2000, Page 490, Plat Records, TARRANT County, Texas.
- Tract 38: Being Lot 20, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 2000, Page 490, Deed Records, Tarrant County, Texas.

- Tract 39: Being Lot 23R, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-9, Page 537, Deed Records, Tarrant County, Texas.
- Tract 40: Being Lot 12, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Revised Plat thereof recorded in Volume 388-17, Page 193, Plat Records, TARRANT County, Texas.
- Tract 41: Being Lot 21R, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Revised Plat thereof recorded in Volume 388-9, Page 537, Plat Records, TARRANT County, Texas.
- Tract 42: Being Lots 24 & 25, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Revised Plat thereof recorded in Volume 2000, Page 490, Plat Records, TARRANT County, Texas.
- Tract 43: Being the North one-half (1/2) of Lot 6 and all of Lots 7 & 8 of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Plat recorded in Volume 2000, Page 490, Deed Records of TARRANT County, Texas.
- Tract 44: Being Lot 29, OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Plat thereof recorded in Volume 2000, Page 490, Deed Records, TARRANT County, Texas.
- Tract 45: Being Lot 11 and the North one-half (1/2) of Lot 10 of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Plat recorded in Volume 2000, Page 490, Deed Records of TARRANT County, Texas.
- Tract 46: Lots 1 and 2, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Plat recorded in Volume 2000, Page 490, Deed Records of TARRANT County, Texas.
- Tract 47: Being Lots 13 & 14, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, TARRANT County, Texas, according to the Revised Plat thereof recorded in Volume 388-17, Page 193, Plat Records, TARRANT County, Texas.
- Tract 48: Being Lot 26, Block of OAK PARK SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 2000, Page 490, Deed Records, Tarrant County, Texas.
- Tract 49: Being Lot 5 & the South one-half (1/2) of Lot 6, of OAK PARK SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 2000, Page 490, Deed Records, Tarrant County, Texas.

Tract 50: BEING a 2.334 acre tract of land out of the J. BLACKWELL SURVEY, ABSTRACT NO. 147, Tarrant County, Texas and also being a portion of Lot 30, of the J. BLACKWELL ADDITION, an Addition to the City of Arlington, Texas, as recorded in Cabinet A, Slide 27, Plat Records, Tarrant County, Texas, also being a portion of a tract of land owned by the City of Arlington, as recorded in Volume 12632, Page 2379, Deed Records, Tarrant County, Texas and also being a portion of Ivy Lane, a 50 foot wide dedicated street in the City of Arlington, Texas. Said 2.281 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set ½ inch iron rod, located in the approximate centerline of Ivy Lane and also being located South 00 deg. 19' 33" East, 25.00 feet, from the southwest corner of said Lot 30 and the southeast corner of the Peggy Blackman tract, as recorded in Volume 7845, Page 202, D.R.T.C.T.;

THENCE North 00 deg. 19' 33" West, at 25.00 feet passing said southwest corner of Lot 30 and the southeast corner of said Blackman tract and continuing along said common line, in all, a distance of 338.89 feet to a set ½ inch iron rod;

THENCE North 89 deg. 42' 10" East leaving said common line, for a distance of 46.50 feet to a set ½ inch iron rod;

THENCE South 71 deg. 33' 19" East, for a distance of 81.85 feet to a set ½ inch iron rod, located in the north line of said Lot 30;

THENCE North 89 deg. 42' 10" East, following said north line, for a distance of 28.26 feet to a set ½ inch iron rod;

THENCE South 53 deg. 51' 53" East, leaving said north line, for a distance of 140.91 feet to a set ½ inch iron rod;

THENCE South 52 deg. 31' 58" East, for a distance of 144.96 feet to a set ½ inch iron rod;

THENCE South 00 deg. 17' 50" East for a distance of 140.13 feet to a set ½ inch iron rod, located in the approximate centerline of Ivy Lane;

THENCE South 89 deg. 42' 10" West, following along the said approximate centerline of Ivy Lane, for a distance of 380.07 feet to the POINT OF BEGINNING and containing 101,654 square feet or 2.334 acres of land, more or less.

Tract 51: Field Notes of an 82.5 feet by 287.5 feet tract of land out of the J. BLACKWELL SURVEY, A-147, Arlington, Tarrant County, Texas, being the East One-Half of a tract conveyed to P.A. Watson as recorded in Volume 1980, Page 498, Deed Records of Tarrant County, Texas, and being the same property conveyed to Bobby Lee Mays as recorded in Volume 3133, Page 601, Deed Records of

Tarrant County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northeast corner of said tract as conveyed to Bobby Lee Mays, said point being 2474.4 feet East of the Northwest corner of the J. Blackwell Survey;

THENCE South 287.5 feet to an iron pipe for corner in the North R.O.W. line of Ivy Lane;

THENCE West along the North R.O.W. line of Ivy Lane 82.5 feet to a steel rod for corner;

THENCE North 287.5 feet to a steel rod in the North line of said Survey;

THENCE East 82.5 feet to the PLACE OF BEGINNING.

Tract 52: Being a tract of land situated in the Joel Blackwell Survey, Abstract No. 147, being all of Lot 4-A, BEACHUM & JOHNSON SUBDIVISION, an Addition in the City of Arlington, Texas, according to the Revised Plat thereof recorded in Volume 388-28, Page 1, Plat Records, Tarrant County, Texas and being part of that certain tract of land conveyed to Arlington Collins Rosewood Apartments, L.P. by deed recorded in Volume 14966, Page 81, Deed Records, Tarrant County, Texas.

Tract 53: Being a tract of land situated in Joel Blackwell Survey, Abstract No. 147, being part of Lot 2, BEACHUM & JOHNSON SUBDIVISION, an Addition to the City of Arlington, according to the Plat thereof recorded in Volume 309, Page 20, Plat Records, Tarrant County, Texas, being part of that certain tract of land conveyed to Arlington Collins Rosewood Apartments, L.P. by deed recorded in Volume 14966, Page 81, Deed Records, Tarrant County, Texas, and being described by metes and bounds as follows:

BEGINNING at an "X" cut found in concrete on the south line of Johnson Avenue (45' ROW), said south line being defined by the ROW Deed to the City of Arlington, recorded in Volume 4102, Page 26, said Deed Records, and on the east of said Lot 2, said "X" cut being the northwest corner of Lot 4-A, Beachum & Johnson Subdivision to the city of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-28, Page 1, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 38 minutes 12 seconds East, along the common line of said Lot 2 and Lot 4-A, 158.02 feet to a "Y" cut in concrete found for the northeast corner of Block A, Beachum & Johnson Addition No. 2 to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-27, Page 473, said Plat records;

THENCE South 89 degrees 02 minutes 46 seconds West, along the north line of said Block A, Beachum & Johnson Addition No. 2, a distance of 329.78 feet to a 1/2 inch iron rod found on the east line of Lot 1-R, Elson Addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-198, Page 31, Plat Records, said iron rod being the northwest corner of said Block A, Beachum & Johnson Addition No. 2;

THENCE North 00 degrees 07 minutes 49 seconds East, along the east line of said Lot 1-R, Elson Addition, 20.91 feet to a 5/8 inch capped iron rod set, said iron rod being the northeast corner of Lot 1-R, Elson Addition;

THENCE North 89 degrees 46 minutes 30 seconds West, along the north line of said Elson Addition, 295.13 feet to a "Y" cut in concrete found on the east line of North Collins Street (F.M. Highway No. 157), a variable width ROW, said east line being defined by the ROW Deed to the State of Texas, recorded in Volume 1868, Page 506, said Deed Records, said "Y" cut lying North 89 degrees 46 minutes 30 seconds West, 25.00 feet from the northwest corner of said Lot 1-R Elson Addition;

THENCE North 00 degrees 35 minutes 49 seconds West, along said east line of North Collins Street, 135.00 feet to an "X" cut in concrete set on the aforesaid south line of Johnson Avenue;

THENCE North 89 degrees 24 minutes 34 seconds East, along said south line of Johnson Avenue, 624.50 feet to the Point of Beginning and containing 2.132 acres or 92,866 square feet of land, more or less.

Tract 54: Being a tract of land situated in the JOEL BLACKWELL SURVEY, ABSTRACT NO. 147, in Arlington, Tarrant County, Texas, and being called Tract 1 and Tract 2 as conveyed to Parker Associates, Inc., by Peach Plaza Realty Associates, L.P., according to Deed recorded in Volume 8861, Page 1120 of Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 6-B of the Revision of Lots 4 & 6, Beachum & Johnson Subdivision, as recorded in Volume 388-28, page 1 of the Plat Records of Tarrant County, Texas, said corner being South 00 degrees 17 minutes 34 seconds West, partly along with west line of Lot 4-A of said Beachum & Johnson Revision, 564.19 feet from a "Y" cut in concrete, said "Y" cut being the northwest corner of said Lot 4-A;

THENCE South 00 degrees 23 minutes 56 seconds West, 682.00 feet to a corner post of a 6-foot chain link fence for corner;

THENCE North 84 degrees 12 minutes 07 seconds West, along said fence, 132.04 feet to an iron pin for corner;

THENCE North 84 degrees 01 minutes 18 seconds West, continuing along said fence, 65.32 feet to an iron pin for corner;

THENCE North 00 degrees 22 minutes 43 seconds West, continuing along said fence, 11.78 feet to an iron pin for corner;

THENCE North 82 degrees 50 minutes 08 seconds West, continuing along said fence, 75.43 feet to a fence post for corner;

THENCE North 89 degrees 36 minutes 02 seconds West, continuing along said fence, 58.00 feet to a corner post of 6-foot chain link fence;

THENCE North 00 degrees 19 minutes 44 seconds East, partly along a 6-foot chain link fence, 643.87 feet to an iron pin for corner;

THENCE South 89 degrees 22 minutes 27 seconds East, 330.32 feet to an iron pin for corner and the Place of Beginning and containing 5.015 acres (218,465 square feet) of land, more or less.

Tract 55: BEING a tract of land situated in the Joel Blackwell Survey, Abstract No. 147, in the City of Arlington, Tarrant County, Texas, and being that same tract described in Volume 7333, Page 952, Deed Records, Tarrant County, Texas, and also being further described by metes and bounds as follows:

BEGINNING at a $\frac{3}{8}$ inch iron rod located in the south right-of-way line of Randol Mill Road, a public right-of-way of varying width, said point also being the northeast corner of Lot 1, Randol Mill East Addition, as recorded in Volume 388-28, Page 589, Plat Records, Tarrant County, Texas, and being located by deed call North 89 degrees 56 minutes East at 210.00 feet, then south at 137.00 feet from the northwest corner of said Blackwell Survey;

THENCE South 89 degrees 55 minutes 42 seconds East with said south right-of-way line, 70.00 feet to a $\frac{1}{2}$ inch iron rod located at the beginning of a curve to the left whose radius point bears North 00 degrees 04 minutes 18 seconds East at 774.38 feet;

THENCE Easterly continuing with said right-of-way line and with said curve, through a central angle of 15 degrees 35 minutes 34 seconds a total arc distance of 210.74 feet (Long Chord North 82 degrees 16 minutes 31 seconds East 210.09 feet) to a cross cut in concrete at the end of said curve, said cross being located at the beginning of a curve to the right whose radius point bears South 15 degrees 31 minutes 16 seconds East at 774.3.7 feet;

THENCE continuing easterly with right-of-way line and said curve, through a central angle of 12 degrees 39 minutes 35 seconds, a total arc distance of 171.10 feet (Long Chord North 80 degrees 48 minutes 40 seconds East 170.75 feet) to a $\frac{1}{2}$ inch iron rod for the northeast corner of the herein described tract, said point also being the northwest corner of the Beacham and Johnson Subdivision, as recorded in Volume 388-155, Page 84, Plat Records, Tarrant County;

THENCE South 00 degrees 04 minutes 36 seconds East with the west boundary line of said Beacham and Johnson Subdivision, 410.70 feet to a $\frac{3}{8}$ inch iron rod located at the northeast corner of Lot 23-R, J. Blackwell Addition as recorded in Volume 388-152, Page 26, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 56 minutes 00 seconds West with the north boundary line of said Lot 23-R, 447.30 feet to a point being the southeast corner of Lot 2, Joel Blackwell Addition, as recorded in Volume 388-38, Page 47, Plat Records, Tarrant County, Texas, from which point a $\frac{1}{2}$ inch iron rod bears North 20 degrees 26 minutes 35 seconds East at 0.77 feet;

THENCE North with the east boundary line of said Lot 2, a distance of 170.00 feet to a $\frac{1}{2}$ inch iron rod;

THENCE South 89 degrees 56 minutes 00 seconds West with the north boundary line of said Lot 2, a distance of 160.00 feet to a $\frac{1}{2}$ inch iron rod in the east right-of-way line of State Highway No. 157, North Collins Street, a public right-of-way;

THENCE North with said right-of-way line, 25.80 feet to a $\frac{1}{2}$ inch iron rod located at the southwest corner of said Lot 1, Randol Mill East Addition;

THENCE North 89 degrees 56 minutes 00 seconds East with the south boundary line of said Lot 1, a distance of 160.00 feet to a 1 inch iron rod;

THENCE North with the east boundary line of said Lot 1, a distance of 160.00 feet to the POINT OF BEGINNING and containing 3.9618 acres of land, more or less.

Tract 56: 0.623 acres situated in the Joel Blackwell Survey, Abstract No. 147, City of Arlington, Tarrant County, Texas, being a portion of a tract of land conveyed to Myrtle McKenzie by deed recorded in Volume 1810, Page 337, Deed Records, Tarrant County, Texas, said 0.623 acres being more particularly described by metes and bounds as follows:

Beginning at a $\frac{3}{8}$ inch iron rod in the North line of East Sanford Street (a 50 foot right-of-way), said point also being East, 481.35 feet from the intersection of the North line of said East Sanford Street and the East line of North Collins Street (a 70 foot right-of-way), said point also being the Southeast corner of a tract of land conveyed to Urban Housing Consultants, Inc. by deed recorded in Volume 6864, Page 368, Deed Records, Tarrant County, Texas, and the most Southwest corner of said McKenzie tract;

THENCE North 00 degrees 34 minutes West, along the East line of said Urban Housing tract, 211.00 feet to a $\frac{5}{8}$ inch iron rod at the Northeast corner of said Urban Housing tract in the South line of a tract of land conveyed to Preferred Financial Corporation, by deed recorded in Volume 6410, Page 95, Deed Records, Tarrant County, Texas;

THENCE South 85 degrees 07 minutes East, along the South line of said Preferred Financial tract, 132.8 feet to a 3/8 inch iron rod at the Southeast corner of said Preferred Financial tract, in the West line of a tract of land conveyed to George W. Mills, be deed recorded in Volume 4517, Page 882, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 34 minutes East, along the West line of said Mills tract, 199.70 feet to the Southwest corner of said Mills tract, and the Southeast corner of said McKenzie, in the North line of said East Sanford Street;

THENCE West, along the North line of said East Sanford Street, 132.2 feet to the Point of Beginning and containing 27,147 square feet or 0.623 acres of land.

Tract 57: A tract of land out of the J. BLACKWELL SURVEY, Abstract No. 147 in the City of Arlington, Tarrant County, Texas, being more particularly described by meters and bounds as follows:

BEGINNING at an iron rod set at the intersection of the East line of State Highway No. 157 (N. Collins St.) with the South line of Peach St.;

THENCE South 80 degrees 58 minutes East along the South line of Peach St. 293-75/100 feet to an iron rod;

THENCE South 00 degrees 20 minutes East 75-0/10 feet to an iron rod;

THENCE North 89 degrees 58 minutes West 294-35/100 feet to an iron rod in the East line of State Hwy. No. 157;

THENCE with said East line North 00 degrees 08 minutes East 75-0/10 feet to the PLACE OF BEGINNING, containing in all 0-51/100 acres of land, more or less.

Tract 58: LOT 23R, J. BLACKWELL ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-152, Page 26, of the Plat Records of Tarrant County, Texas.

Tract 59: All that certain tract of land out of the J. BLACKWELL SURVEY, Abstract No. 147, in Tarrant County, Texas, described as follows:

BEGINNING at an iron pipe 450.7 feet West of the Southeast corner of the S.E. Hatcher 11.0 acre tract and in the North line of Old Fort Road, as recorded in Volume 877, Page 1007, Deed Records of Tarrant County, Texas;

THENCE North with the West line of a 3 acre tract owned by Robert Moore, a distance of 782.4 feet;

THENCE North 88 degrees 45 minutes West 76.7 feet with a fence line;

THENCE South 00 degrees 19 minutes East 784.0 feet to a point in the North line of Old Fort Road;

THENCE South 89 degrees 44 minutes East 70.0 feet with the North line of said road to the PLACE OF BEGINNING, and containing 1.3 acres, more or less.

Tract 60: Lot 6, Block 2, East Crestwood Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the plat records of Tarrant County, Texas.

EXHIBIT "A-3"

- Tract 61: Lot 1, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County Texas.
- Tract 62: Lot 4 of the REAVES SUBDIVISION in the City of Arlington, Tarrant County, Texas, according to a plat recorded in Volume 388-19, page 35, Plat Records, Tarrant County, Texas.
- Tract 63: Lot 3 of the REAVES SUBDIVISION in the City of Arlington, Tarrant County, Texas, according to a plat recorded in Volume 388-19, page 35, Plat Records, Tarrant County, Texas.
- Tract 64: Lot 3, Block 2, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 65: Lots 2 and 3 of the H.W. REYNOLDS SUBDIVISION to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-D, page 375, Plat Records, Tarrant County, Texas, also recorded in Volume 388-F, page 529, Plat Records, Tarrant County, Texas.
- Tract 66: Lot 12, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 67: Lot 13, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 68: Lot 41A, H.W. REYNOLDS SUBDIVISION, SECOND FILING, an Addition to the City of Arlington, Texas, according to the Plat thereof recorded in Volume 388-29, page 35, Plat Records, Tarrant County, Texas, Save & Except that portion taken in Agreed Judgment recorded in Volume 13177, page 133, Real Property Records, Tarrant County, Texas.
- Tract 69: Lots 3 and 4 OAK PARK SUBDIVISION in the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 2000, page 490, Deed Records, Tarrant County, Texas.
- Tract 70: Lot 29, H.W. REYNOLDS SUBDIVISION of Joel Blackwell Survey, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or

plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.

- Tract 71: Lot 28, H.W. REYNOLDS SUBDIVISION of Joel Blackwell Survey, an Addition to TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of TARRANT County, Texas.
- Tract 72: Lot 9, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 73: Lot 15, Block 2, of EAST CRESTWOOD ADDITION, SECOND FILING, an Addition to the City of ARLINGTON, TARRANT County, Texas, according to the Plat thereof recorded in Volume 388-W, Page 29, Plat Records, TARRANT County, Texas.
- Tract 74: Lot 8, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 75: Lot 8, Block 2, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 76: Lot 1, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 77: Lot 4, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 78: Lot 18 and the South 10 feet of Lot 17 of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 79: Lot 21, Block 2, EAST CRESTWOOD ADDITION, SECOND FILING, an addition to the City of ARLINGTON, TARRANT County, Texas, according to the plat thereof; recorded in Volume 388-W, Page 29, Plat Records TARRANT County, Texas.

- Tract 80: Lot 12, Block 2, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 81: Lot 19, Block 2, of East Crestwood Addition, Second Filing, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-W, Page 29, Plat Records, Tarrant County, Texas.
- Tract 82: Lot 7, Block 2, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 83: Lot 16, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 84: Lot 4, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 85: Lot 9-R, Block 2, EAST CRESTWOOD ADDITION, FIRST SECTION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-118, Page 62, of the Plat Records of TARRANT County, Texas.
- Tract 86: Lot 20, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 87: Lot 47 of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 88: Lot 6, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 89: Lot 37, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.

- Tract 90: Lot 46 of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas; SAVE AND EXCEPT that portion to the City of Arlington by Agreed Judgment, recorded in Volume 13177, Page 124 of the Real Property Records of Tarrant County, Texas.
- Tract 91: Lot North 70 feet of Lot 17 of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 92: Lot 5, Block 1, EAST CRESTWOOD ADDITION, an Addition to the City of Arlington, TARRANT County, Texas, according to the map or plat thereof; recorded in Volume 388-D, Page 209, of the Plat Records of TARRANT County, Texas.
- Tract 93: Lot 19, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.
- Tract 94: Lot 43, of H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-D, Page 375 and Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas; SAVE AND EXCEPT that portion to the City of Arlington by Agreed Judgment, recorded in Volume 12874, Page 133, Real Property Records of Tarrant County, Texas.
- Tract 95: Being 0.864 acres of land situated in the Joel Blackwell Survey, Abstract No. 147, Tarrant County, Texas, also being Lot 16, 17, 18 and 19, OAK PARK ADDITION, as recorded in Volume 2000, page 490, Deed Records of Tarrant County, Texas, and being a portion of Lot 56, H.W. Reynolds Subdivision, Third Filing, as recorded in Volume 388-P, page 9, Deed Records, Tarrant County, Texas, also being that same tract conveyed to William R. Bishop et ux as recorded in a Deed of Trust recorded in Volume 9113, Page 2142, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron pipe found at the intersection of the west line of Sweetbriar Drive and the south line of Willow Lane, said point being the northeast corner of said Lot 16;

THENCE South 00 degrees 14 minutes 54 seconds West, along said west line of Sweetbriar Drive for a distance of 259.79 feet to a ½ inch iron rod found at the southeast corner of the aforementioned Lot 19;

THENCE North 89 degrees 45 minutes 00 seconds West, 144.86 feet (called North 89 degrees 47 minutes 42 seconds West, 144.90 feet) to a ½ inch iron rod found for corner;

THENCE North 00 degrees 11 minutes 38 seconds East, 254.82 feet (called North 00 degrees 12 minutes 27 seconds East, 254.93 feet) to a ½ inch iron rod found for corner;

THENCE North 45 degrees 44 minutes 26 seconds East (called North 45 degrees 57 minutes 54 seconds East), 7.01 feet to a ½ inch iron rod found in the south line of said Willow Lane;

THENCE South 89 degrees 46 minutes 16 seconds East, 140.10 feet with the south line of said Willow Lane to the Place of Beginning and containing 0.864 acres of land, more or less.

Tract 96: Lot 27, H.W. REYNOLDS SUBDIVISION of Joel Blackwell Survey, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof; recorded in Volume 388-F, Page 529, of the Plat Records of Tarrant County, Texas.

Tract 97: Lot 50, H.W. REYNOLDS SUBDIVISION, an Addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-P, Page 9, of the Plat Records of Tarrant County, Texas.