

EXHIBIT A
Planned Development District 26

PARK PLAZA
UNIVERSITY PARK, TX

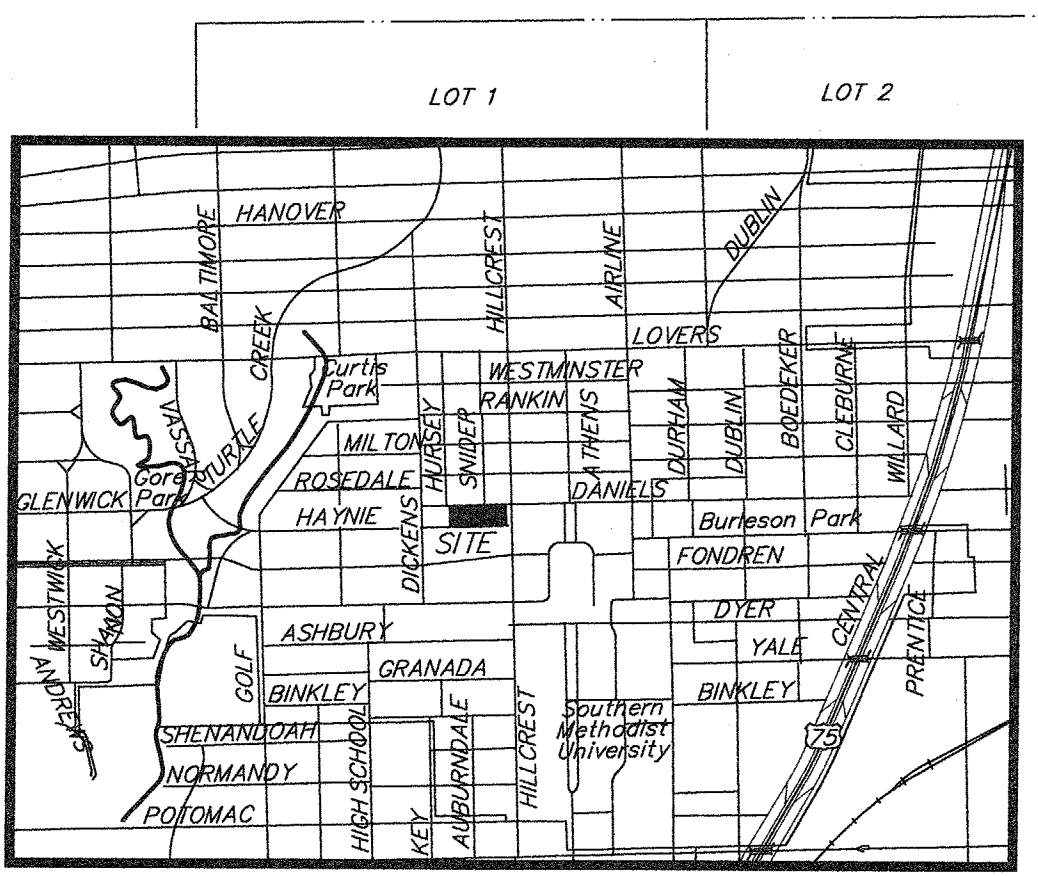
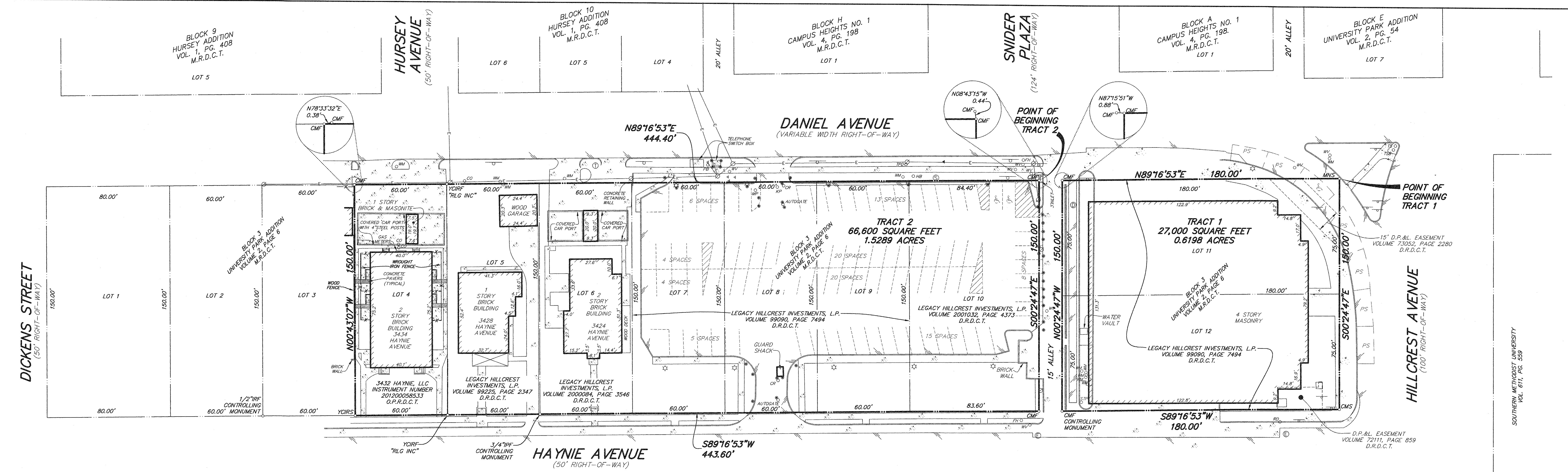
CONCEPTUAL PD SUBMISSION
OCTOBER 04, 2016

LAND USE STATEMENT

Proposed zoning change request are for the property at the Southwest corner of Hillcrest Avenue and Daniel Avenue, which is currently zoned O2 for Lots 11 & 12 of Tract 1, Abstract No. 1351, P for Lots 7, 8, 9, and 10 of Tract 2, Abstract No. 1351, and MF-3 for Lot 6, Abstract No. 1351. This Application is seeking a Planned Development classification for lots 7-12, and half (30') of lot 6. Proposed improvements will include a seven-story, 127,880 SF mixed use development comprised of office, retail, restaurant and wireless communication (rooftop) tenants. In addition, a four-level sub-grade parking garage with vehicular access at grade will be provided for on-site occupants and patrons, along with a two-level above grade parking. Retail lease space will be approximately 27,285SF and will be located on the ground level and second level. Restaurant lease space will be limited to 14,695SF and will be located on the ground level and second level as well. Office is approximately 85,900SF and allowed on all seven levels with a maximum of 127,880 SF. Proposed 50% reduction in parking requirements for outdoor seating areas. Current site maximum FAR restrictions will remain. However an increase in building height for lots 11&12 to 95'-0" measured from from parapet to immediate adjacent grade on the project's Northeast corner. An open air plaza will be created on the Daniel Avenue side of the property which a majority of retail and restaurant tenants will be facing. A landscape buffer will be created along Haynie Avenue at street level to soften the impact on the adjacent residential community and level one and two glazing will not be permitted west of lot 10. We are currently requesting abandonment of existing alley right of way between lot 10 and lots 11 & 12 and will include this parcel in a future Preliminary Plat Revision request. Existing utilities will be abandoned and rerouted off-site. Any external equipment relating to communication use will be screened or a stealth technology device used.

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NOTES:

BASIS OF BEARINGS: City of University Park Geodetic Control Monument System (Monument No. 16), as re-established by Raymond L. Goodson, Jr., Inc., dated July 2003 and its azimuth marker.

CONTROLLING MONUMENTS: As shown.

The subject property does not lie within the 100-year flood plain as scaled on F.E.M.A. Flood Insurance Rate Map No. 48113C0335K dated July 7, 2014.

This survey was prepared with the benefit of Republic Title and First American Title Insurance Company title commitment, GF No. 1002-163079-RTT, effective date of August 30, 2015.

SCHEDULE B ITEMS

- Restrictive covenants described in instruments recorded in Volume 949, Page 239, as amended in Volume 943, Page 29, Volume 1643, Page 109; and Volume 831, Page 431, Real Property Records, Dallas County, Texas do affect the subject property.
- Terms, provisions, and conditions of Lease recorded in Volume 337, Page 372 and Volume 90040, Page 717, Real Property Records, Dallas County, Texas is not a survey related matter.
- Easement granted by Hillcrest State Bank to Dallas Power & Light Company recorded in Volume 72111, Page 859, Real Property Records, Dallas County, Texas does affect and is shown on Tract 1.
- Easement granted by Hillcrest State Bank to Dallas Power & Light recorded in Volume 73052, Page 2280, Real Property Records, Dallas County, Texas does affect and is shown on Tract 1.
- Terms, provisions, and conditions of Lease recorded in Volume 99090, Page 7505, Real Property Records, Dallas County, Texas is not a survey related matter.
- Terms, provisions, and conditions of Lease recorded in cc# 201300058586, Real Property Records, Dallas County, Texas is not a survey related matter.

August 01, 2016

Tract 1

Being a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, being all of Lots 11 and 12, Block 3, University Park, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 2, Page 6, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a MAG nail set for corner at the intersection of the south line of Daniel Avenue (variable width right-of-way) and the west line of Hillcrest Avenue (100' right-of-way), said nail being the northeast corner of said Lot 11;

THENCE South 00° 24' 47" East along the west line of said Hillcrest Avenue a distance of 150.00 feet to a chiseled "X" in concrete set for corner at the intersection of the west line of said Hillcrest Avenue and the north line of Haynie Avenue (50' right-of-way), said "X" being the southeast corner of said Lot 12;

THENCE South 89° 16' 53" West along the north line of said Haynie Avenue a distance of 180.00 feet to a chiseled "X" in concrete found for corner at the intersection of the north line of Haynie Avenue and the east line of a 15' alley; said "X" being the southwest corner of said Lot 12;

THENCE North 00° 24' 47" West along the east line of said 15' alley a distance of 150.00 feet to a chiseled "X" in concrete found for corner at the intersection of the east line of said 15' alley and the south line of said Daniel Avenue, from which a chiseled "X" in concrete found bears North 87° 15' 51" West a distance of 0.88 feet;

THENCE North 89° 16' 53" East along the south line of said Daniel Avenue a distance of 180.00 feet to the **POINT OF BEGINNING**, containing 27,000 square feet or 0.6198 acres more or less.

Tract 2

Being a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, being all of Lots 4 through 10, Block 3, University Park, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 2, Page 6, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found for corner at the intersection of the south line of Daniel Avenue (variable width right-of-way) and the west line of a 15' alley, said "X" being the northeast corner of said Lot 10, from which a chiseled "X" in concrete found for corner bears North 08° 43' 15" West a distance of 0.44 feet;

THENCE South 00° 24' 47" East along the west line of said 15' alley a distance of 150.00 feet to a chiseled "X" in concrete found for corner at the intersection of the west line of said 15' alley and the north line of Haynie Avenue (50' right-of-way), said "X" being the southeast corner of said Lot 10;

THENCE South 89° 16' 53" West along the north line of said Haynie Avenue a distance of 443.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the south common corner of said Lot 4 and Lot 3, Block 3 of said University Park Addition;

THENCE North 00° 43' 07" West, departing the north line of said Haynie Avenue and along the common line between said Lot 4 and said Lot 3, a distance of 150.00 feet to a chiseled "X" in concrete found for corner on the south line of said Daniel Avenue, said "X" being the north common corner of said Lot 4 and said Lot 3, from which a chiseled "X" in concrete found bears North 78° 33' 32" East a distance of 0.38 feet;

THENCE North 89° 16' 53" East along the south line of said Daniel Avenue a distance of 444.40 feet to the **POINT OF BEGINNING**, containing 66,600 square feet or 1.5289 acres more or less.

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - BUILDING
 - ASPHALT
 - CONCRETE
 - FENCE LINE
 - LIGHT STANDARD
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - INDICATOR POST VALVE
 - CLEAN OUT
 - IRRIGATION BOX
 - CHAD READER
 - METER POLE
 - KEY PAD
 - STANDPIPE
 - POWER POLE
 - GUY WIRE
 - SIGN
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - GAS MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - CREEPER WHITILE
 - TREE
 - PARKING SPACE
 - 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
 - IRON ROD FOUND
 - MAG NAIL SET / FOUND
 - CHISELED "X" SET / FOUND
 - M.R.D.C.T.
 - D.R.D.C.T.
 - DEED RECORDS, DALLAS COUNTY, TX
 - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

To: SPC Hillcrest LP, Inwood National Bank, First American Title Insurance Company, and Republic Title of Texas, Inc.

I hereby declare that this true and accurate survey, made on the ground under my supervision on October 5, 2015, correctly shows the relation of the buildings and other structures to the property lines indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey or of adjoining buildings or structures on said land except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

G. Richard Busby R.P.L.S. No. 4111

RLG

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA, SUITE 300, LB 17,
DALLAS, TEXAS 75231-4138 214/739-8100
TEXAS REG #493
TSPS REG #100341-00
rlg@rlginc.com

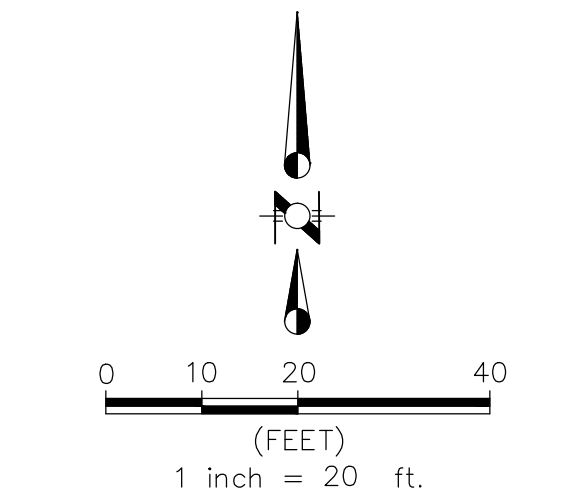
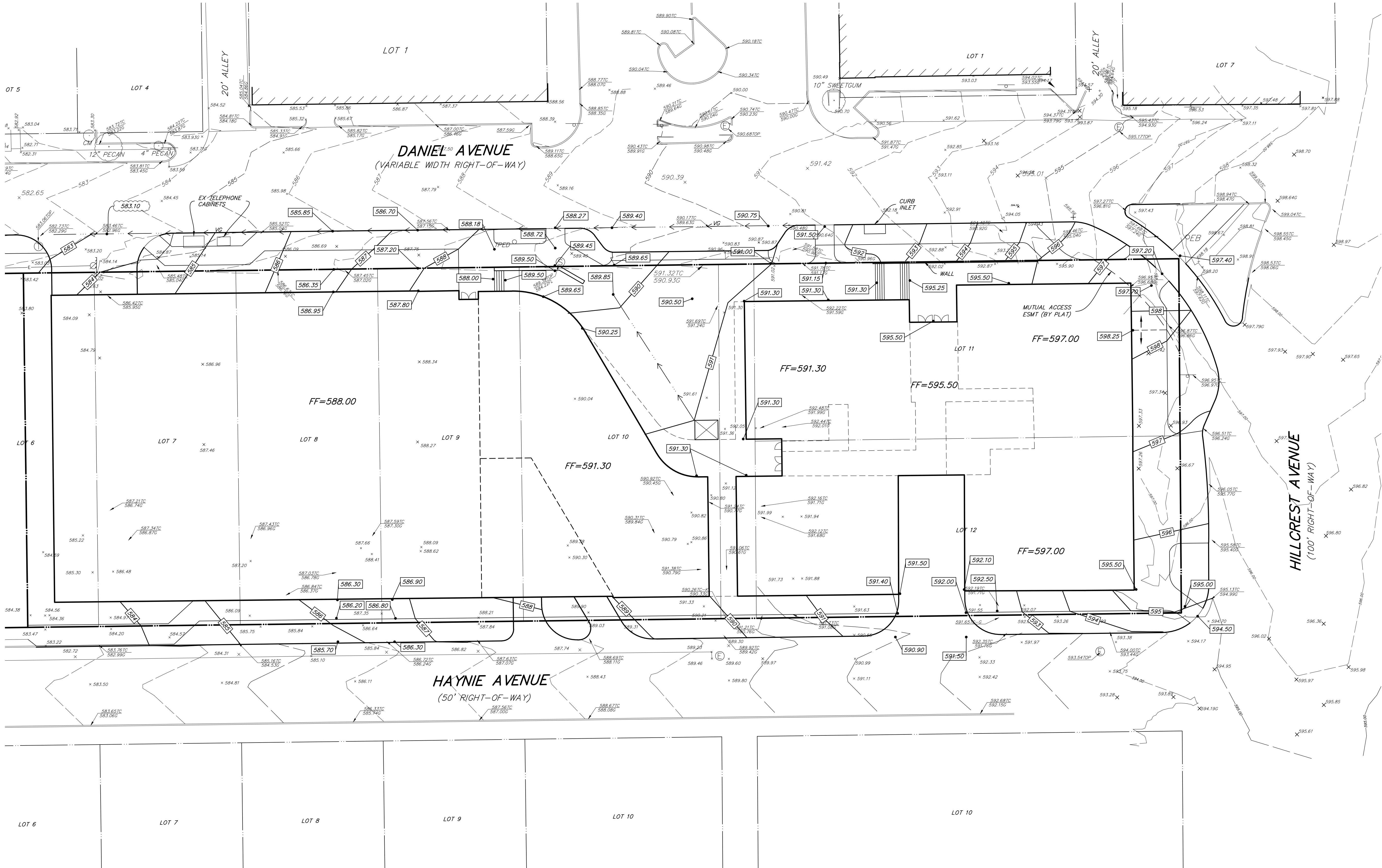
BOUNDARY AND IMPROVEMENT SURVEY

OR
LOTS 4 THROUGH 12, BLOCK 3 UNIVERSITY PARK

JOHN SCURLOCK SURVEY, ABSTRACT No. 1351
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

SCALE: 1" = 30' DATE: 10-05-2015

JOB NO. 15111 E-FILE 15111A.dwg DWG NO. 26,250W



- LEGEND**
- 668 — EXISTING CONTOUR LINE
 - 668 — PROPOSED CONTOUR LINE
 - 667.45TC EXISTING SPOT ELEVATION
 - 666.95G EXISTING SPOT ELEVATION
 - 667.53 x EXISTING SPOT ELEVATION
 - 667.63 CALCULATED SPOT ELEVATION
 - 668.20TC PROPOSED SPOT ELEVATION
 - 667.70G PROPOSED SPOT ELEVATION
 - LIMITS OF PAVEMENT SAWCUT

BENCHMARKS:

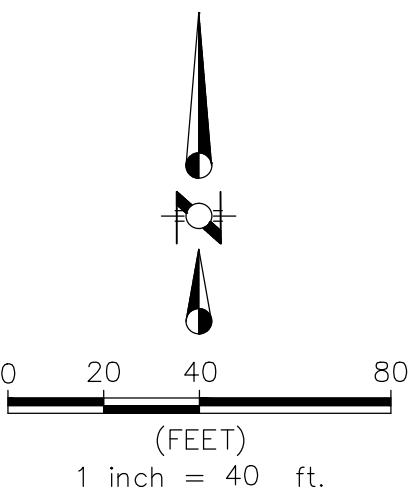
RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
2445 LA SIERRA DRIVE, SUITE 300, LB 17
DALLAS, TEXAS 75243-4138 974.733-8100
E-MAIL: rlg@rlginc.com FIRM REG. F-493

PROGRESS SET — FOR REVIEW ONLY
Issued **6/29/16**

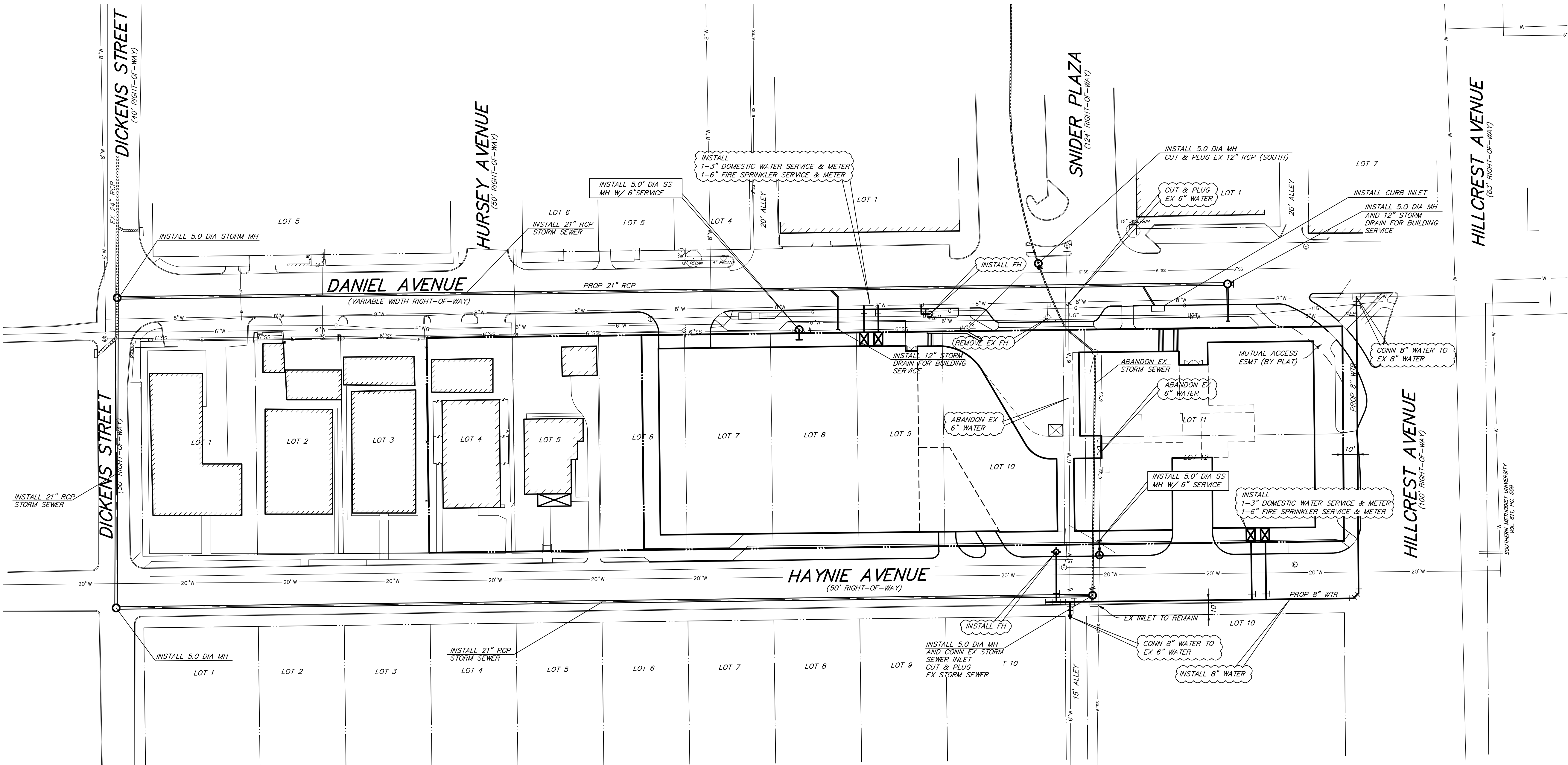
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

Stuart Markussen, P.E. #63558
Raymond L. Goodson, Jr., Inc.

PRELIMINARY GRADING PLAN



NOTE: All private utility services (gas, electric, telephone and cable) must provide a minimum clearance of 5 feet from all water and sanitary sewer services.



BENCHMARKS:

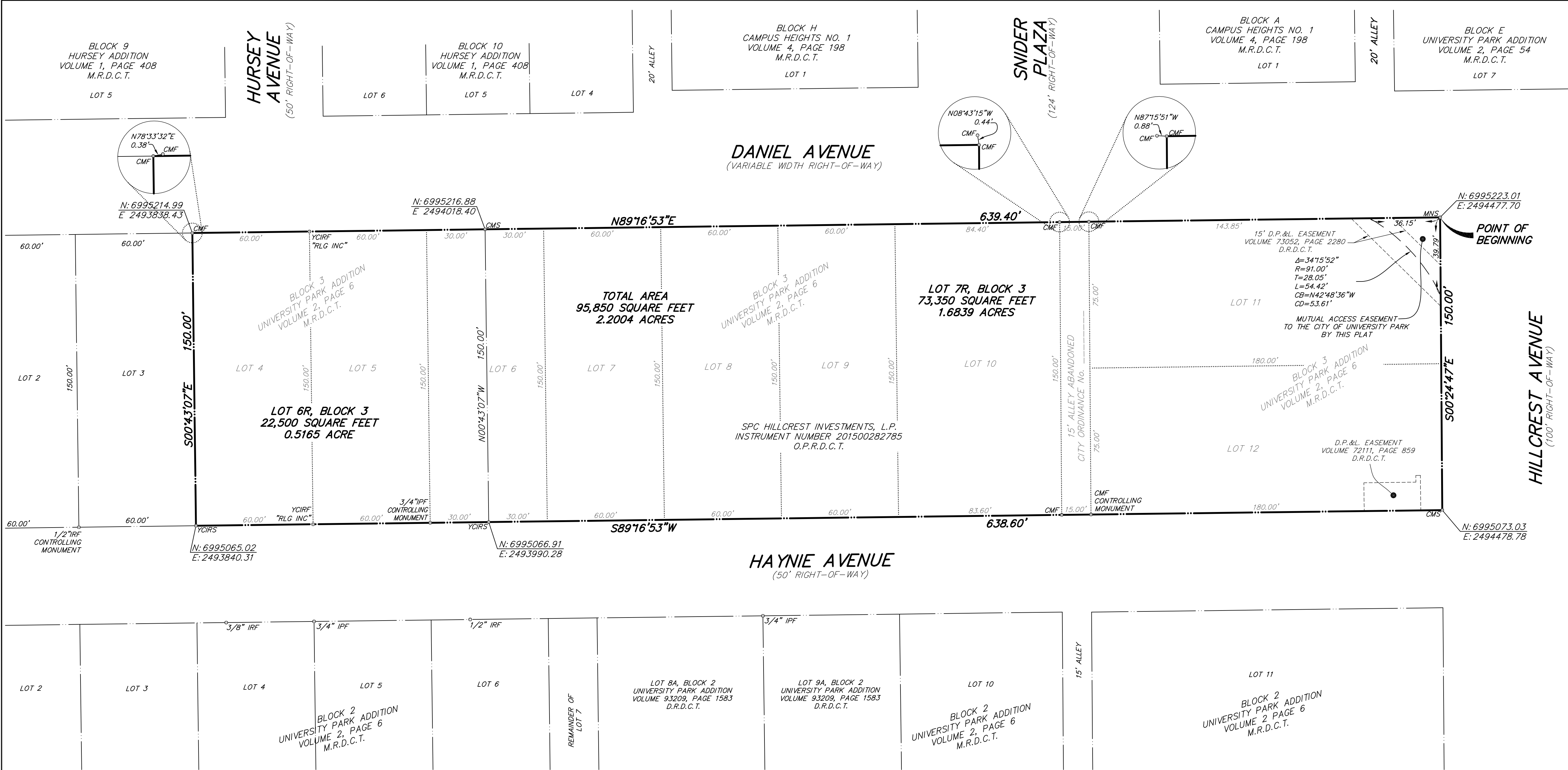
RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA DRIVE, SUITE 300, LB 17
DALLAS, TEXAS 75243-4108 214-775-8900
E-MAIL: rlg@rlginc.com FIRM REG: F-493

PROGRESS SET - FOR REVIEW ONLY
Issued 6/29/16

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Stuart Markussen P.E. #63558
Raymond L. Goodson, Jr., Inc.

PRELIMINARY UTILITY PLAN



0 15 30 60 (FEET)
1 inch = 30 ft.

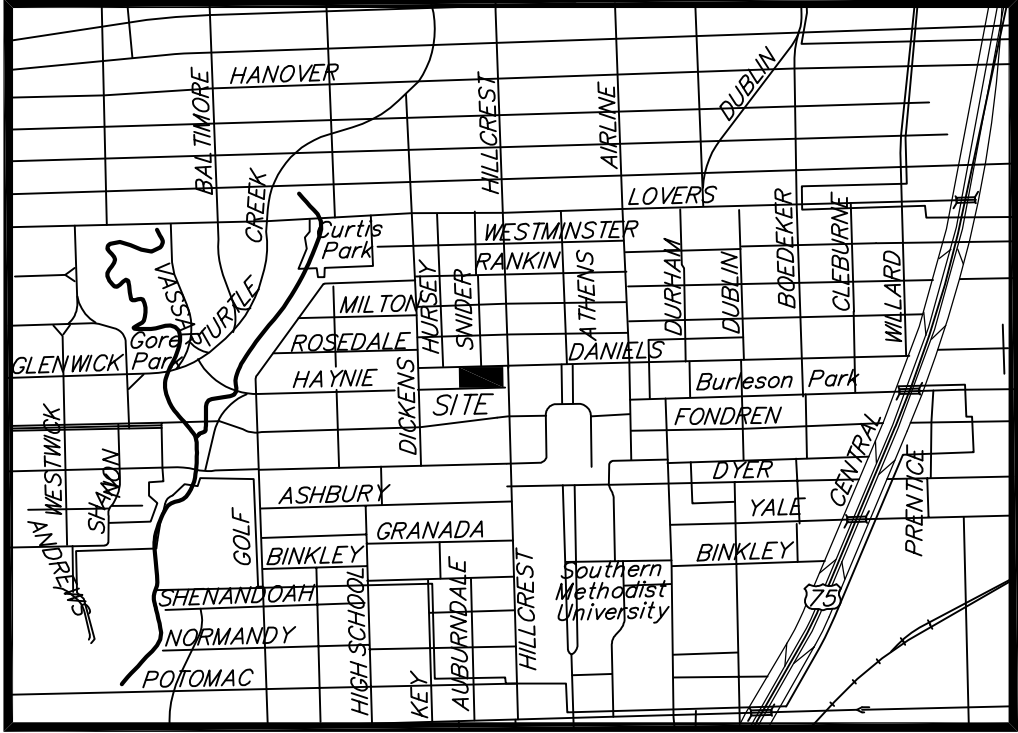
LEGEND

..... PROPERTY LINE
..... LOT LINE
..... EASEMENT LINE
YCHS 1/2" IRON ROD WITH YELLOW PLASTIC
CMF CMF STAMPED "RLG INC" SET
IRF IRON ROD FOUND
MNS MAG NAIL SET
CHS CHISELED "X" SET / FOUND
CMS / CMF MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE (S89°16'58"W) OF HAYNIE AVENUE PER CITY OF UNIVERSITY PARK GEODETIC CONTROL MONUMENT SYSTEM (MONUMENT No. 16), AS RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC., DATED JULY 2003 AND ITS AZIMUTH MARKER.

2. ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF UNIVERSITY PARK MONUMENTS AS RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC. (MAY, JUNE, & JULY, 2003).



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, SPC HILLCREST INVESTMENTS, L.P. is the sole owner of a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, being conveyed to SPC HILLCREST INVESTMENTS, L.P. by Special Warranty Deed (with Vendor's Lien) recorded in Instrument Number 201500282785, Official Public Records, Dallas County, Texas, being all of Lots 4, 5, 6, 7, 8, 9, 10, 11 & 12, Block 3, University Park Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 2, Page 6, Map Records, Dallas County, Texas, being all of a 15' alley abandonment by City Ordinance No. _____ and being more particularly described as follows:

BEGINNING at a MAG nail set for corner at the intersection of the south line of Daniel Avenue (variable width right-of-way) and the west line of Hillcrest Avenue (100' right-of-way), said nail being the northeast corner of said Lot 11;

THENCE South 00° 24' 47" East along the west line of said Hillcrest Avenue a distance of 150.00 feet to a chiseled "X" in concrete set for corner at the intersection of the west line of said Hillcrest Avenue and the north line of Haynie Avenue (50' right-of-way), said "X" being the southeast corner of said Lot 12;

THENCE South 89° 16' 53" West along the north line of said Haynie Avenue a distance of 638.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the southwest corner of said Lot 4 and the southeast corner of Lot 3, Block 3 of said University Park Addition;

THENCE North 00° 43' 07" West, departing the north line of said Haynie Avenue and along the common line between said Lot 3 and said Lot 4, a distance of 150.00 feet to a chiseled "X" in concrete set for corner on the south line of said Daniel Avenue, said "X" being the northwest corner of said Lot 4 and the northeast corner of said Lot 3, from which a chiseled "X" in concrete found bears North 78° 33' 32" East a distance of 0.38 feet;

THENCE North 89° 16' 53" East along the south line of Daniel Avenue a distance of 639.40 feet to the **POINT OF BEGINNING**, containing 95,850 square feet or 2.2004 acres more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, G. Richard Busby, do hereby certify that I prepared this replat from an actual survey on the land and that the corner monuments shown thereon were found and / or properly placed under my personal supervision in accordance with the applicable codes and ordinances of the City of University Park.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

G. Richard Busby RPLS No. 4111

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared G. Richard Busby, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____, day of _____, 2016.

Notary Public

STATE OF TEXAS §
COUNTY OF DALLAS §

The undersigned hereby certifies that SPC HILLCREST INVESTMENTS, L.P. is the owner of the tracts of land described as Lots 7, 8, 9, 10, 11 & 12, Block 3, of University Park Addition, an Addition to the City of University Park, Texas, as recorded in Volume 2, Page 6, of the Map Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, SPC HILLCREST INVESMENTS, L.P., do hereby adopt this plat as Lots 6R & 7R, Block 3, of University Park Addition, an Addition to the City of University Park.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____, day of _____, 2016.

Signature: _____
James E. Strode, as Manager of SPC HILLCREST INVESTMENTS, L.P.

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2016, by **James E. Strode**, as Manager of SPC HILLCREST INVESTMENTS, L.P.

NOTARY PUBLIC, STATE OF TEXAS

WITNESS MY HAND AT DALLAS, TEXAS, this the _____, day of _____, 2016.

Signature: _____

CERTIFICATE OF APPROVAL

I, Robert H. West, Chairman of the Planning and Zoning Commission of the City of University Park, Texas, do hereby certify this replat was duly filed for approval with the Planning and Zoning Commission of the City of University Park and the same was approved by the Planning and Zoning Commission on the _____ day of _____, 2016.

Robert H. West, Chairman, Planning and Zoning Commission

Attest:

Harry N. Persaud, MRTPI, AICP
Chief Planning Official

Approved as to Form:

Robert L. Dillard, III
City Attorney

REPLAT
of
LOTS 4, 5, 6, 7, 8, 9, 10, 11 & 12
BLOCK 3
TO
LOT 6R & 7R, BLOCK 3
of
UNIVERSITY PARK ADDITION
AN ADDITION TO THE
CITY OF UNIVERSITY PARK, TEXAS
ADDRESS: 6517 HILLCREST AVENUE

SCALE: 1" = 30'

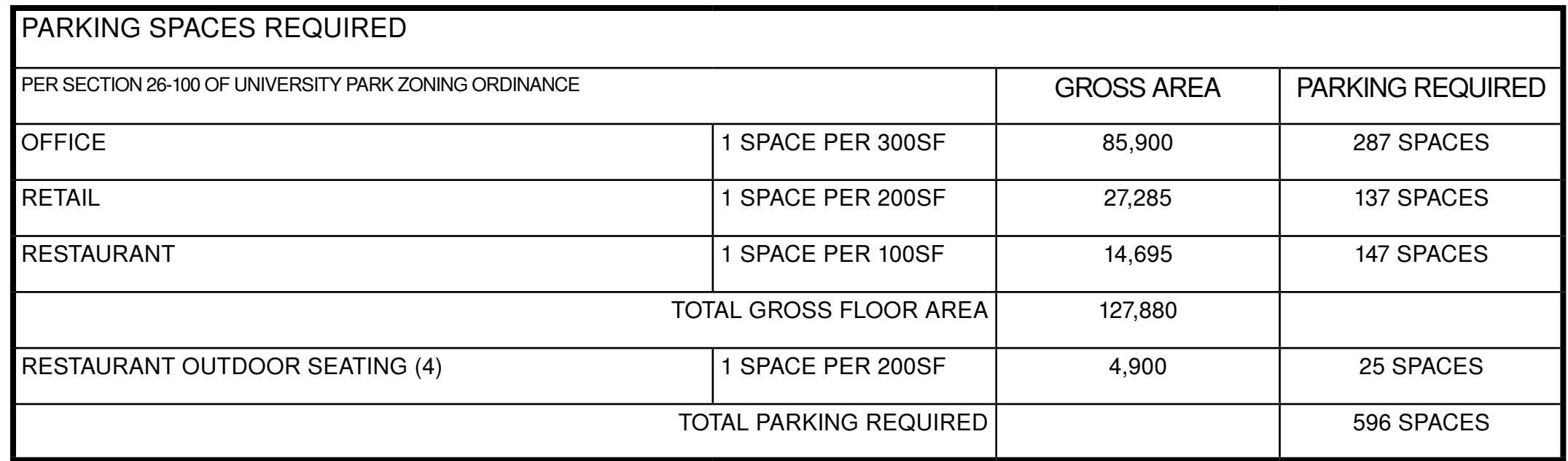
DATE: FEBRUARY 3, 2016

OWNER:
SPC Hillcrest General LLC
5950 LA SIERRA, Lane
Dallas, Texas 75225
214-361-6900
C/O Adam Richey

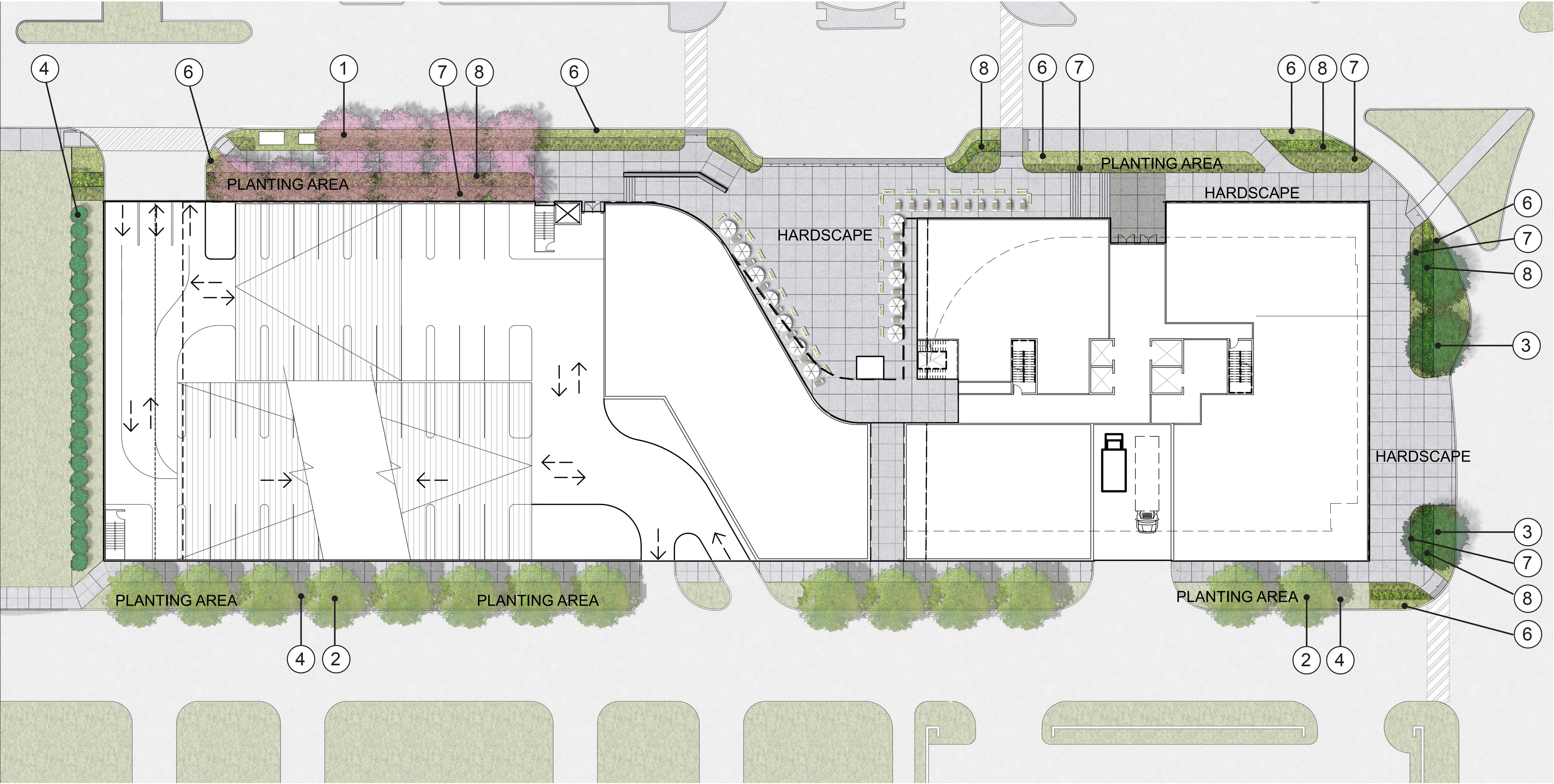
SURVEYOR:
RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com
TX PE REG #1-493
TBPLS REG #100341-00

August 01, 2016

RECORDED	INST#	-	JOB NO.	16009	E-FILE	16009pp.dwg	DWG NO.	-
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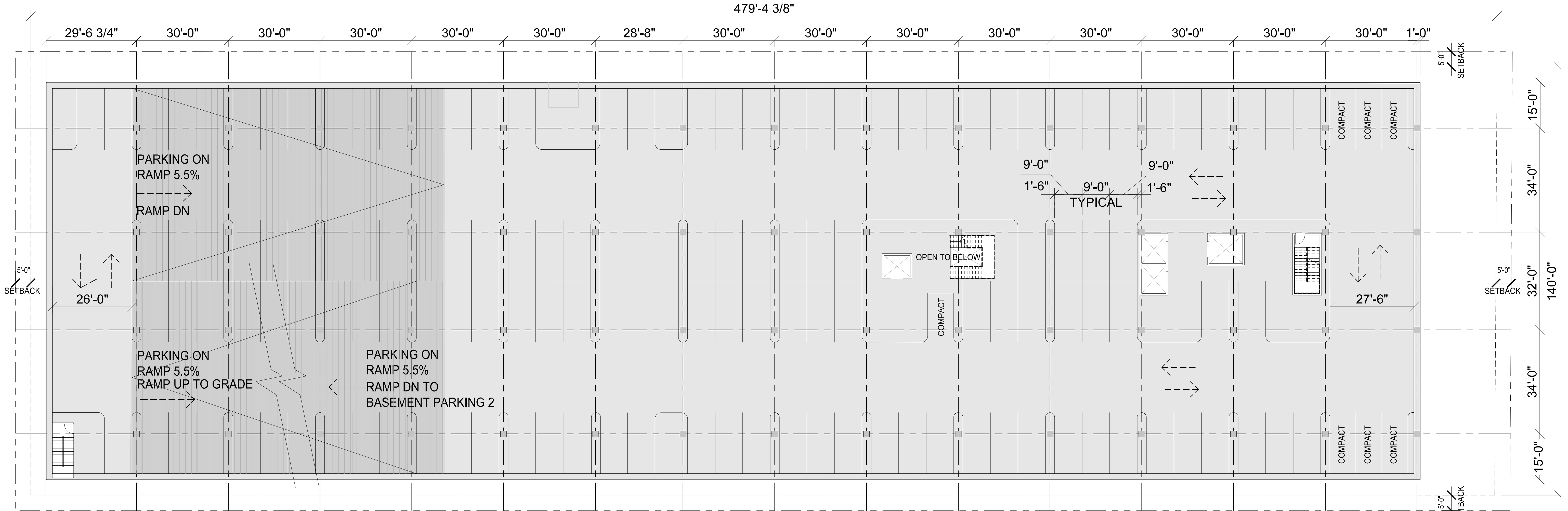
- (1) PARKING SPACES LOCATED IN THE PUBLIC RIGHT OF WAY ARE NOT INCLUDED IN TOTAL PARKING TABULATIONS
- (2) STANDARD PARKING SPACES WILL MEASURE 9FT X 20FT MINIMUM
- (3) COMPACT PARKING SPACES WILL MEASURE 8.5FT X 16FT MINIMUM. COMPACT SPACES WILL NOT EXCEED 25% OF TOTAL SPACES
- (4) OUTDOOR SEATING AREAS WILL BE PARKED AT 50% OF OCCUPANCY PARKING LOAD



PLANT LEGEND

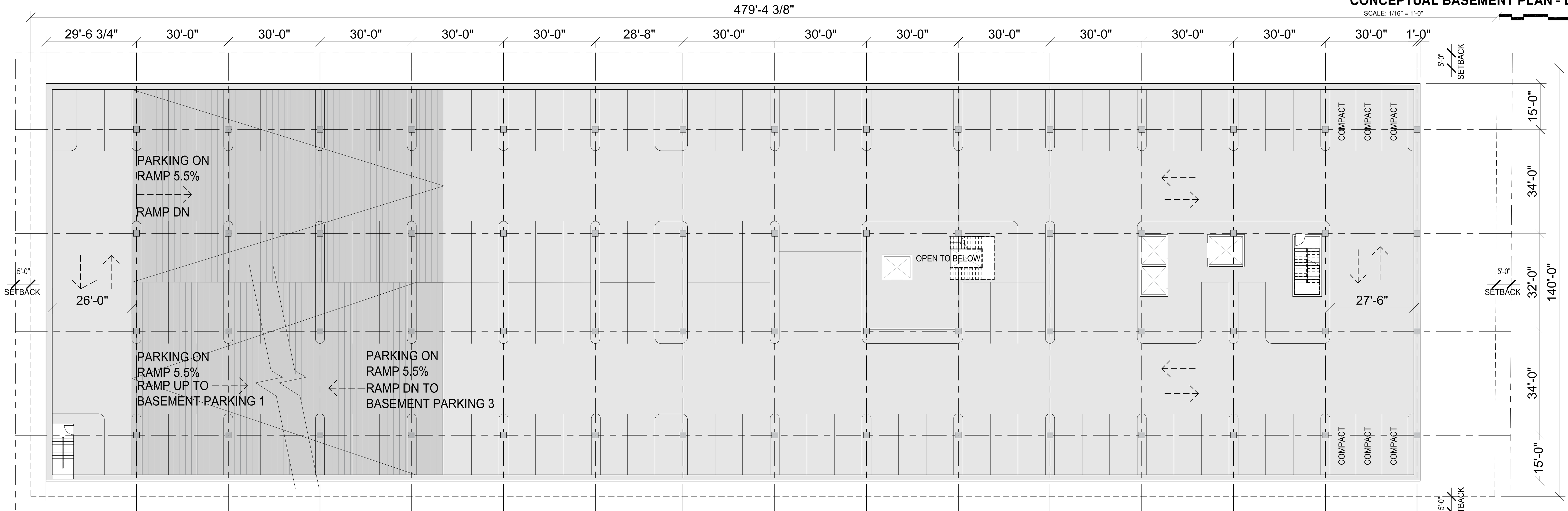
- | | |
|----------------------------------|------------------------|
| ① 12' TALL CRAPE MYRTLE STANDARD | ⑤ LAWN |
| ② 6" CALIPER EVERGREEN TREE | ⑥ GROUND COVER |
| ③ 4" CALIPER DECIDUOUS TREE | ⑦ LOW EVERGREEN SHRUB |
| ④ 8' TALL EVERGREEN HEDGE | ⑧ LOW ORNAMENTAL GRASS |

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"
0' 8' 16' 32'



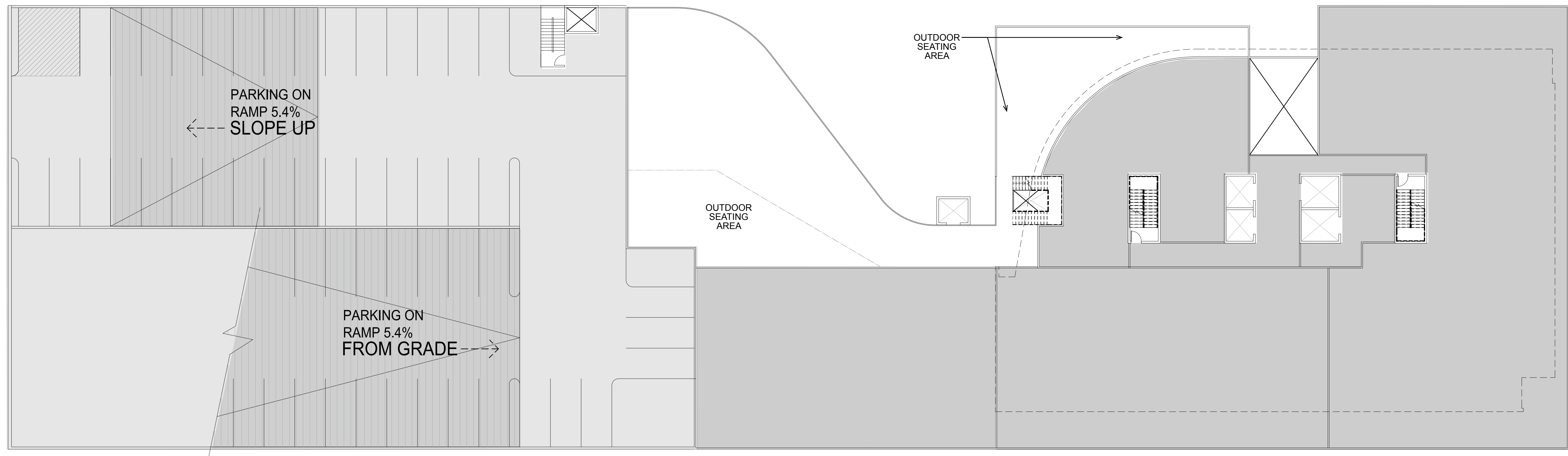
CONCEPTUAL BASEMENT PLAN - LVL 1

SCALE: 1/16" = 1'-0"



CONCEPTUAL BASEMENT PLAN - LVL 2-4

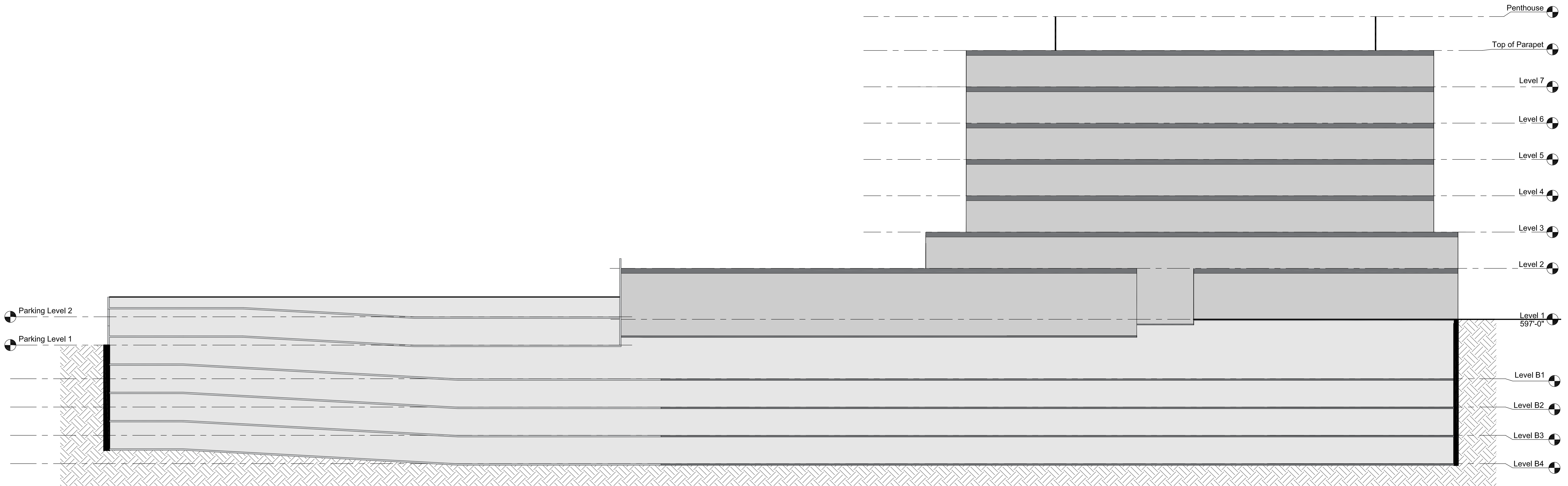
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CONCEPTUAL LEVEL 2

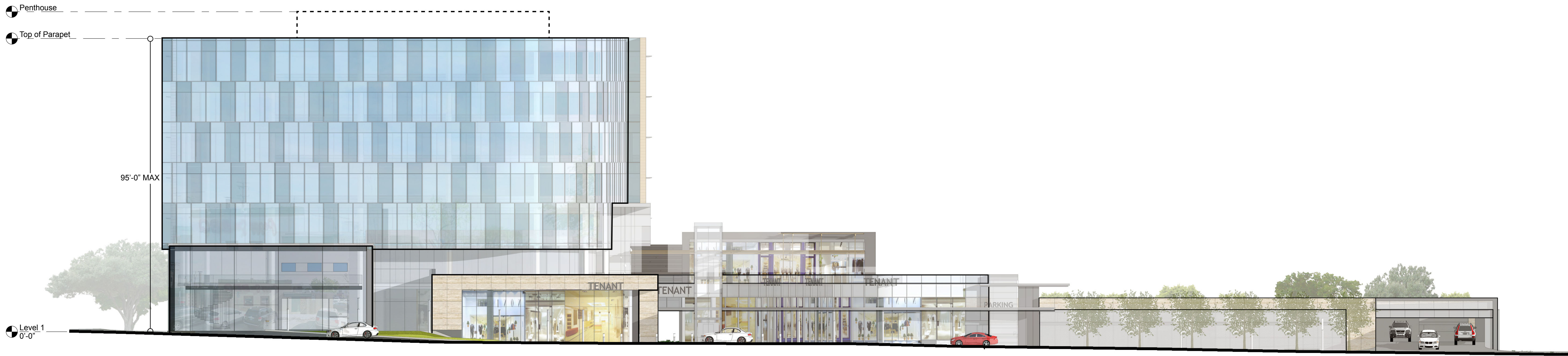
SCALE: 1/16" = 1'-0"

1



CONCEPTUAL SECTION
SCALE: 1/16" = 1'-0"





NORTH ELEVATION - DANIEL AVE.



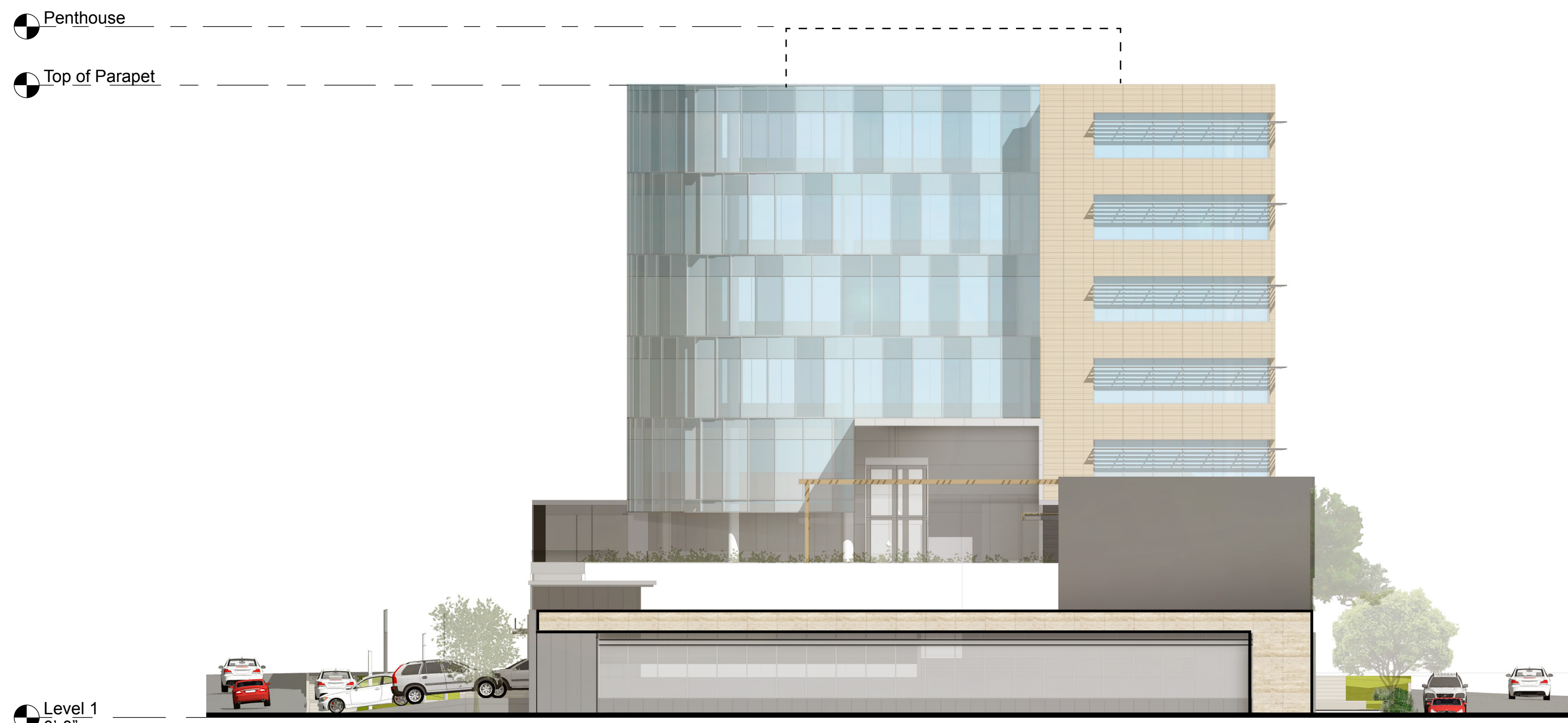
SOUTH ELEVATION - HAYNIE AVE.



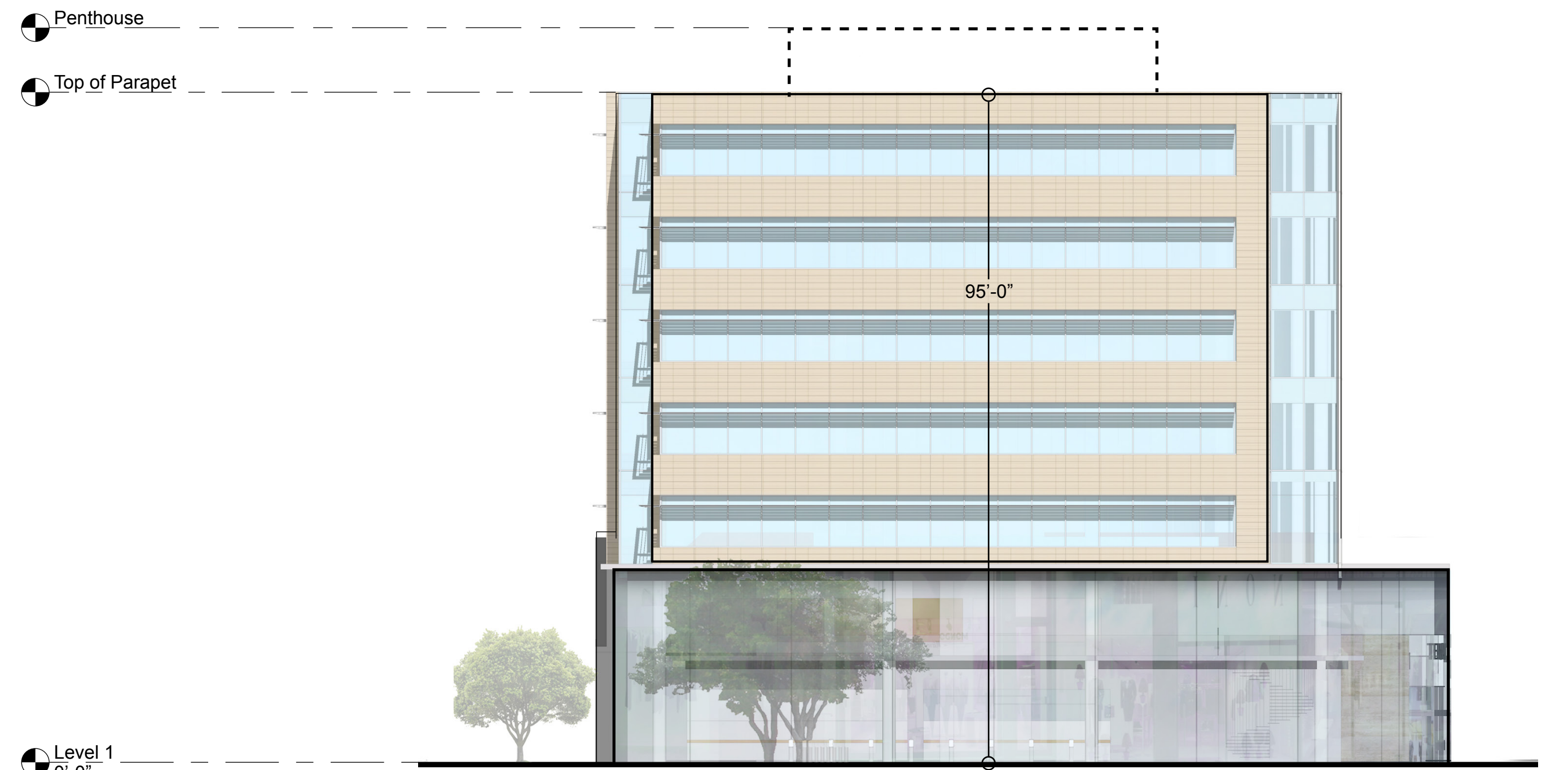
SOUTH ELEVATION - HAYNIE AVE. - ALTERNATE 1



SOUTH ELEVATION - HAYNIE AVE. - ALTERNATE 2



WEST ELEVATION



EAST ELEVATION - HILLCREST AVE.

WEST / EAST ELEVATIONS



SOUTHWEST AERIAL VIEW