



Metes and Bounds Description

Being a portion of a tract of land situated in the Jerome Lynn Survey, Abstract No. 972, in the City of Grand Prairie, Tarrant County, Texas and same being a portion of a tract of land described in deed to KP Land Partners, L.P., a Texas limited partnership recorded in Instrument No. D210118864, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the East line S. Watson Road, at the Southwest corner of a tract of land described in deed to Sandra Gail Knapp recorded in Instrument No. D207180623 (D.R.T.C.T.) and the most Westerly Northwest corner of said KP Land Partners tract;

THENCE North 59 degrees 33 minutes 59 seconds East, a distance of 202.20 feet to a 1/2 inch yellow capped iron rod set at the Southeast corner of said Knapp tract;

THENCE North 14 degrees 33 minutes 59 seconds East, a distance of 115.06 feet to a 1/2 inch yellow capped iron rod set at the East corner of said Knapp tract;

THENCE North 30 degrees 26 minutes 01 seconds West, a distance of 112.98 feet for corner in the Southeast line of Doryn Drive, in the Northeast line of said Knapp tract;

THENCE North 59 degrees 33 minutes 59 seconds East, along said Southeast line of Doryn Drive, a distance of 538.80 feet to a 1/2 inch yellow capped iron rod set for corner in the transitional intersection of said Doryn Drive and the South line of Magna Carta Boulevard;

THENCE South 67 degrees 44 minutes 34 seconds East, a distance of 14.66 feet to a 1/2 inch yellow capped iron rod set for corner in the West line of said Magna Carta Boulevard, said point being in a curve to the right having a central angle of 10 degrees 10 minutes 24 seconds, a radius of 2682.70 feet and a chord bearing and distance of South 04 degrees 57 minutes 34 seconds West, 475.71 feet;

THENCE in a Southerly direction along said curve to the right, an arc distance of 476.34 feet to a 1/2 inch yellow capped iron rod set for corner in the said West line of Magna Carta Boulevard;

THENCE South 09 degrees 51 minutes 39 seconds West, along said West line of Magna Carta Boulevard, a distance of 174.93 feet to a 1/2 inch yellow capped iron rod set at the North line of a tract of land described in deed to United States of America recorded in Volume 6941, Page 1196 (D.R.T.C.T.);

THENCE North 83 degrees 52 minutes 15 seconds West, a distance of 26.31 feet to a concrete monument found for corner;

THENCE South 54 degrees 47 minutes 25 seconds West, a distance of 340.03 feet to a concrete monument found for corner;

THENCE North 77 degrees 44 minutes 02 seconds West, a distance of 272.13 feet to a 1/2 inch yellow capped iron rod set for corner in the said East line of S. Watson Road, said point being in a curve to the left having a central angle of 02 degrees 03 minutes 26 seconds, a radius of 5679.58 feet and a chord bearing and distance of South 04 degrees 38 minutes 53 seconds West, 203.92 feet;

THENCE in a Northerly direction with said curve to the left, an arc distance of 203.93 feet to the PLACE OF BEGINNING and containing 310,466 square feet or 7.13 acres of land.