

TRACT 1

Being all the lot, tract, or parcel of land located in the CAROLINE M. ADAMS SURVEY, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, and being a part of the same tract of land described in deed to Lou Ann Dewitt, recorded in Volume 6607, Page 481, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 " iron rod found In the North line of Lot 1A of Paris Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 1712, Plat Records, Tarrant County, Texas, at the most Easterly South corner of Lakeview West Addition Section 2, Phase 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof, recorded in Instrument No. D215274510, Plat Records, Tarrant County, Texas;

Thence North 00°08'57" West, along the East line of said Lakeview Addition a distance of 396.11' to a 1/2' iron rod found in the South line of Spring Creek Mobile Estates, an unrecorded subdivision, at the Northeast corner of said Lakeview West Addition;

Thence North 89°57'54" East, along said South line a distance of 488.83' to a Mag nail set at or near the centerline of Seeton Road, a variable width right-of-way;

Thence South 00°57'21" East, along or near the said center of Seeton Road a distance of 395.05' to a Mag nail set for corner;

Thence South 89°50'10" West, passing at a distance of 25.00' the Northeast corner of said Paris Addition and continuing a total distance of 494.39' to the PLACE OF BEGINNING and containing 194,460 square feet or 4.464 acres of land.

TRACT 2

Being a tract of land situated In the Caroline M. Adams Survey Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, and being a portion of land conveyed to Michael W. Paris and wife, Sally A. Paris, by deed recorded In Volume 11223, Page 1594, Deed Records, Tarrant County, Texas, also known as the North portion of Lot 1, Block 1, of Paris Addition, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded In Cabinet A, Slide 1712, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2 Inch Iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Paul James Mankin and wife, Lisa Ann Mankin, by deed recorded In County Clerk Flie No. D198126859, Real Property Records of Tarrant County, Texas and being In the West line of E. Seeton Road {variable width right-of-way);

THENCE North 89 degrees 10 minutes 21 seconds West, along the North line of said Mankin tract, a distance of 450.18 feet to a 1 /2 Inch Iron rod found for corner, said corner being the Northwest corner of said Mankin tract and being In the East line of Lakeview West, Section 2, Phase 2, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the Map or Plat thereof recorded In Document No. D21527 4510, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 05 minutes 56 seconds East, along the East line of Lakeview West Addition, a distance of 199.15 feet to a 1 /2 Inch Iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Charles Eugene, and Debra M. Carter, husband and wife, by deed recorded In County Clerk Flie No. D216037499, Real Property Records, Tarrant County, Texas, from which a 1 /2 Inch Iron rod found bears South 89 degrees 14 minutes 49 seconds East a distance of 5.56 feet;

THENCE South 89 degrees 06 minutes 33 seconds East, along the South line of said Eugene/Carter tract, a distance of 450.19 feet to a 1 /2 inch iron rod found for corner, said corner being the Southeast corner of

Eugene/Carter tract and In the West line of E. Seeton Road;

THENCE South 00 degrees 05 minutes 56 seconds West, along the West line of E. Seeton Road, a distance of 198.65 feet to the POINT OF BEGINNING and containing 89,535 square feet or 2.10 acres of land.