

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SOUTH I.H., 30 LTD. IS THE OWNER OF A 16.840 ACRE TRACT OF LAND SITUATED IN THE J. McLAUGHLIN SURVEY, ABSTRACT NO. 846, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 533.47 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO SOUTH I.H., 30 LTD. RECORDED IN VOLUME 96139, PAGE 3316, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 16.840 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE EASTERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GIFFORD STREET (A 100 FOOT PUBLIC RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF GRAND LAKES BOULEVARD (AN 86 FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 41°04'48" WEST ALONG SAID CORNER CLIP A DISTANCE OF 70.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE WESTERLY END OF SAID CORNER CLIP;

THENCE NORTH 03°55'12" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GRAND LAKES BOULEVARD A DISTANCE OF 824.07 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BRITAIN AND CRAWFORD" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 393.01 FEET;

THENCE NORTHWESTERLY CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GRAND LAKES BOULEVARD WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°02'33" FOR AN ARC LENGTH OF 62.03 FEET, HAVING A CHORD BEARING OF NORTH 0°36'05" WEST AND A CHORD DISTANCE OF 61.98 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BRITAIN AND CRAWFORD" FOUND FOR THE END OF SAID CURVE SAME BEING THE SOUTHERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID GRAND LAKES BOULEVARD WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 30 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 34°50'55" EAST ALONG SAID CORNER CLIP A DISTANCE OF 69.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHERLY END OF SAID CORNER CLIP, SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 09°07'17" WEST A DISTANCE OF 11,649.16 FEET;

THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 30 WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°24'46" FOR AN ARC LENGTH OF 287.26 FEET, HAVING A CHORD BEARING OF NORTH 80°10'20" EAST AND A CHORD DISTANCE OF 287.25 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BRITAIN AND CRAWFORD" FOUND FOR THE END OF SAID CURVE;

THENCE SOUTH 10°32'03" EAST A DISTANCE OF 75.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BRITAIN AND CRAWFORD" FOUND FOR CORNER;

THENCE NORTH 79°20'34" EAST A DISTANCE OF 50.32 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BRITAIN AND CRAWFORD" FOUND FOR CORNER;

THENCE NORTH 10°38'14" WEST A DISTANCE OF 75.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 30 SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 10°46'52" WEST A DISTANCE OF 11,649.16 FEET;

THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 30 WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°58'08" FOR AN ARC LENGTH OF 196.99 FEET, HAVING A CHORD BEARING OF NORTH 78°44'04" EAST AND A CHORD DISTANCE OF 196.99 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP WITH ILLEGIBLE STAMPING FOUND FOR THE NORTHWEST CORNER OF LOT 1R, BLOCK B OF GRAND LAKES BUSINESS PARK, PHASE 3 AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201100321066 O.P.R.D.C.T. SAME BEING THE END OF SAID CURVE;

THENCE ALONG THE COMMON LINE OF SAID 16.840 ACRE TRACT OF LAND AND SAID LOT 1R, BLOCK B THE FOLLOWING:

SOUTH 06°43'55" WEST A DISTANCE OF 531.77 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP WITH ILLEGIBLE STAMPING FOUND FOR CORNER;

SOUTH 83°16'05" EAST A DISTANCE OF 325.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 06°43'55" WEST A DISTANCE OF 541.41 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 86°04'48" WEST A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 06°40'49" WEST A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET IN THE NORTH RIGHT OF WAY LINE OF SAID GIFFORD ROAD;

THENCE NORTH 86°04'48" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID GIFFORD ROAD A DISTANCE OF 758.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 733,571 SQUARE FEET OR 16.840 ACRES OF LAND, MORE OR LESS.