

OVERALL TRACT LEGAL DESCRIPTION

BEING a tract of land located in the City of Grand Prairie, Dallas County, Texas, a part of the Buffalo Bayou Brazos and Colorado Railroad Company Survey, Abstract Number 1700, and being all of a called 16.571 acre tract of land described in a trustee's deed to Tenairs Partners, Ltd., as recorded in Document No. 201000038778, Official Public Records of Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 16.571 acre tract of land, said point being in the east right-of-way line Lakeridge Parkway;

THENCE North 48 degrees 34 minutes 44 seconds East, 189.64 feet to a Corps of Engineers concrete monument with brass cap stamped "323-4" found at the northeast corner of said 16.571 acre tract of land;

THENCE South 44 degrees 09 minutes 44 seconds East, 1236.75 feet along the easterly line of said 16.571 acre tract of land to a Corps of Engineers concrete monument with brass cap stamped "323-5" found for corner;

THENCE South 10 degrees 51 minutes 10 seconds West, 612.26 feet along the easterly line of said 16.571 acre tract of land to a one half-inch iron rod found at the southeast corner of said 16.571 acre tract of land;

THENCE North 83 degrees 51 minutes 20 seconds West, 298.29 feet to a one half-inch iron rod found at the southwest corner of said 16.571 acre tract of land, said point being in the east right-of-way line of Lakeridge Parkway;

THENCE along the west line of said 16.571 acre tract of land and along the east right-of-way line of Lakeridge Parkway as follows:

North 29 degrees 13 minutes 40 seconds West, 859.97 feet to a one half-inch iron rod found for corner;

Northwesterly, 610.63 feet along a curve to the right which has a central angle of 25 degrees 29 minutes 34 seconds, a radius of 1372.40 feet, a tangent of 310.45 feet, and whose chord bears North 16 degrees 30 minutes 27 seconds West, 605.60 feet to the POINT OF BEGINNING and containing 721,819 square feet or 16.571 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of Grand Prairie geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83).