

LEGAL LAND DESCRIPTION:

BEING 17.409 acres (758,349 square feet) of land in the Frederick Dohme Survey, Abstract No. 395 and Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas; said 17.409 acres (758,349 square feet) of land being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to William E. Campbell, Jr., - Belt Line Limited Partnership (hereinafter referred to as Campbell tract), as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas (D.R.D.C.T.); said 17.409 acres (758,349 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING five-eighths inch iron rod with plastic cap stamped "GORONDONA" found for the intersection of the existing East right-of-way line of President George Bush Turnpike, also known as State Highway 161 (variable width right-of-way), as recorded in Volume 2003039, Page 7373, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) with the existing South right-of-way line of Crossland Boulevard (variable width right-of-way), as recorded in Instrument Number 201000194742, O.P.R.D.C.T.;

THENCE with the common line between the remainder of said Campbell tract and with the existing South right-of-way line of said Crossland Boulevard for the following **13** courses:

- 1.** North 87 degrees 30 minutes 18 seconds East, departing the existing East right-of-way line of said President George Bush Turnpike, a distance of 73.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 68.72 feet;
- 2.** Easterly with said curve to the left, having a radius of 1081.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 68.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- 3.** North 83 degrees 51 minutes 49 seconds East, a distance of 18.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 64.85 feet;
- 4.** Easterly with said curve to the right, having a radius of 1020.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 64.86 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- 5.** North 87 degrees 30 minutes 18 seconds East, a distance of 50.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 80 degrees 49 minutes 25 seconds East, a distance of 404.59 feet;
- 6.** Easterly with said curve to the right, having a radius of 1000.00 feet, through a central angle of 23 degrees 20 minutes 34 seconds, for an arc distance of 407.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- 7.** South 69 degrees 09 minutes 08 seconds East, a distance of 90.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 74 degrees 49 minutes 50 seconds East, a distance of 217.67 feet;
- 8.** Easterly with said curve to the left, having a radius of 1100.00 feet, through a central angle of

11 degrees 21 minutes 24 seconds, for an arc distance of 218.03 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

9. South 77 degrees 49 minutes 20 seconds East, a distance of 122.00 feet to five-eighths inch iron rod found for corner;

10. South 88 degrees 21 minutes 41 seconds East, a distance of 30.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 89 degrees 12 minutes 20 seconds East, a distance of 32.77 feet;

11. Easterly with said curve to the left, having a radius of 1112.00 feet, through a central angle of 01 degree 41 minutes 18 seconds, for an arc distance of 32.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

12. North 89 degrees 57 minutes 02 seconds East, a distance of 76.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

13. South 48 degrees 52 minutes 39 seconds East, a distance of 37.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the existing South right-of-way line of said Crossland Boulevard with the existing West right-of-way line of Robinson Road (Variable width right-of-way), as recorded in Volume 89236, Page 1937, D.R.D.C.T., same also being the beginning the beginning of a non-tangent curve to the left, whose long chord bears South 10 degrees 48 minutes 58 seconds East, a distance of 170.19 feet;

THENCE with the common line between the remainder of said Campbell tract and with the existing West right-of-way line of said Robinson Road for the following **3** courses:

1. Southerly with said non-tangent curve to the left, having a radius of 1509.49 feet, through a central angle of 06 degrees 27 minutes 48 seconds, for an arc distance of 170.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

2. South 01 degree 00 minutes 09 seconds East, a distance of 33.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 09 degrees 24 minutes 01 second East, a distance of 161.72 feet;

3. Southerly with said non-tangent curve to the left, having a radius of 551.67 feet, through a central angle of 16 degrees 51 minutes 24 seconds, for an arc distance of 162.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 86 degrees 52 minutes 51 seconds West, departing the existing West right-of-way line of said Robinson Road and crossing said Campbell tract, a distance of 454.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 00 degrees 07 minutes 06 seconds East, continue crossing said Campbell tract, a distance of 218.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 86 degrees 15 minutes 19 seconds West, a distance of 450.90 feet;

THENCE Westerly, continue crossing said Campbell tract and with said non-tangent curve to the left, having a radius of 300.00 feet, through a central angle of 97 degrees 26 minutes 30 seconds, for an arc distance of 510.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 07 minutes 06 seconds West, continue crossing said Campbell tract, a distance of 223.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 86 degrees 52 minutes 51 seconds West, continue crossing said Campbell tract, a distance of 427.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the existing East right-of-way line of said President George Bush Turnpike;

THENCE North 02 degrees 30 minutes 21 seconds West with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 576.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 42 degrees 30 minutes 17 seconds East, continue with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 60.27 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 17.409 acres (758,349 square feet) of land.