

LEGAL LAND DESCRIPTION: (Epic West 36. 230 Acres)

BEING 36.230 acres or (1,578,176 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59 and J. C. Turner Survey, Abstract No. 1739, City of Grand Prairie, Dallas County, Texas; said 36.230 acres or (1,578,176 square feet) of land being all that certain tract of land described in a Correction Special Warranty Deed Epic Towne Crossing, L.P. (hereinafter referred to as Epic West Tract), as recorded in Instrument Number 20170404, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 36.230 acres or (1,578,176 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found in the West line of said Epic West Tract, same being the existing North right-of-way line of Mayfield Road (variable width right-of-way), as recorded in Volume 2002190, Page 1476, O.P.R.D.C.T., same also being the Southeast corner of that certain tract of land described as Lot 4, Block 1, Kirby Creek Village Section II (hereinafter referred to as Kirby Creek Village Section II), an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 96188, Page 1832, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE North 01 degree 27 minutes 50 seconds West, departing the existing North right-of-way line of said Mayfield Road and with the common line between said Epic West Tract and said Kirby Creek Village Section II, passing at a distance of 937.46 feet, the Northeast corner of that certain tract of land described as Lot 3, Block 1, of said Kirby Creek Village Section II, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section V (hereinafter referred to as Kirby Creek Village Section V), an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 97120, Page 226, M.R.D.C.T. and continue with said course and the common line between said Epic West Tract and said Kirby Creek Village Section V, passing at a distance of 1522.06 feet, the Northeast corner of said Kirby Creek Village Section V, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section IV (hereinafter referred to as Kirby Creek Village Section IV), an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 97120, Page 256, M.R.D.C.T. and continue with said course and the common line between said Epic West Tract and said Kirby Creek Village Section IV for a total distance of 1603.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwest corner of said Epic West Tract, same being the Southeast corner of the remainder of that certain tract of land described in a deed to Bob Smith Management Company (hereinafter referred to as Bob Smith Tract), according to the deed thereof recorded in Volume 97244, Page 4397, O.P.R.D.C.T.;

THENCE North 88 degrees 32 minutes 10 seconds East, departing the East line of said Kirby Creek Village Section IV the common line between said Epic West Tract and said

Bob Smith Tract, a distance of 997.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found in the existing West line of State Highway No. 161, also known as President George Bush Tollway (PGBT) (variable width right-of-way), according to the deed thereof recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

THENCE with the common line between said Epic West Tract and the existing West right-of-way line of said State Highway No. 161 for the following **6** courses:

- 1.** South 02 degrees 29 minutes 05 seconds East, a distance of 120.84 feet to a Texas Department of Transportation monument found for corner;
- 2.** South 11 degrees 56 minutes 25 seconds East, a distance of 365.23 feet to a five-eighths inch iron rod found for corner;
- 3.** South 02 degrees 29 minutes 05 seconds East, a distance of 923.02 feet to a one-half inch iron rod found for corner;
- 4.** South 36 degrees 47 minutes 33 seconds West, a distance of 74.53 feet to an "X" cut on an utility box found for corner;
- 5.** South 89 degrees 09 minutes 44 seconds West, a distance of 334.17 feet to a Texas Department of Transportation monument found for corner;
- 6.** South 02 degrees 30 minutes 06 seconds East, a distance of 14.57 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for the intersection of the existing West right-of-way line of State Highway No. 161 with the existing North right-of-way line of the aforesaid Mayfield Road for corner;

THENCE with the existing North right-of-way line of Mayfield Road, the following **4** courses:

- 1.** South 89 degrees 09 minutes 44 seconds West, a distance of 126.45 feet to a five-eighths inch iron rod found for the beginning of a curve to the left, whose long chord bears South 78 degrees 35 minutes 46 seconds West, a distance of 402.41 feet;
- 2.** Westerly with said curve to the left having a radius of 1100.00 feet, through a central angle of 21 degrees 07 minutes 56 seconds, for an arc distance of 405.71 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for corner;
- 3.** South 68 degrees 01 minute 48 seconds West, a distance of 108.39 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for the beginning of a curve to the right, whose long chord bears South 70 degrees 21 minutes 15 seconds West, a distance of 81.11 feet;
- 4.** Westerly with said curve to the right having a radius of 1000.00 feet, through a central angle of 4 degrees 38 minutes 55 seconds, for an arc distance of 81.13 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 36.230 acres or (1,578,176 square feet) of land.

LEGAL LAND DESCRIPTION (Bob Smith NW 19.197 acres):

BEING 19.197 acres or (836,206 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 19.197 acres or (836,206 square feet) of land being a portion of that certain tract of land described in a deed to Bob Smith Management Company (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 19.197 acres or (836,206 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a fence post found for the Northwest corner of said Smith tract, same being an inner-ell corner of that certain tract of land described as Kirby Creek Village, Section IV (hereinafter referred to as Kirby Creek Village, Section IV), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 97120, Page 256, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE North 89 degrees 29 minutes 08 seconds East with the common line between said Smith tract and said Kirby Creek Village, Section IV, passing at a distance of 43.06 feet, an angle point on the Easterly line of said Kirby Creek Village, Section IV, same being the Southwest corner of that certain tract of land described as Lot 1, Block 5, Central Park Addition (hereinafter referred to as Lot 1), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 200900026373, M.R.D.C.T. and continue with said course and the common line between said Smith tract and said Lot 1 for a total distance of 1016.38 feet to a Texas Department of Transportation Monument found for corner, same being the Northerly Northeast corner of the remainder of said Smith tract, same being the Southeast corner of said Lot 1, same also being the existing Westerly right-of-way line of State Highway Number 161, also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

THENCE with the common line between said Smith tract and the existing Westerly right-of-way line of said State Highway Number 161 for the following 4 courses:

1. South 47 degrees 14 minutes 03 seconds East, a distance of 38.04 feet to a Texas Department of Transportation Monument found for corner;
2. South 02 degrees 29 minutes 05 seconds East, a distance of 300.61 feet to a one-half inch iron rod found for corner;
3. South 08 degrees 49 minutes 31 seconds West, a distance of 305.94 feet to a one-half inch iron rod found for corner;
4. South 02 degrees 29 minutes 05 seconds East, a distance of 179.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of that certain of land described in a Correction Special

Warranty Deed Epic Towne Crossing, L.P. (hereinafter referred to as Epic West Tract), as recorded in Instrument Number 20170404, O.P.R.D.C.T.;

THENCE South 88 degrees 32 minutes 10 seconds West, departing the existing Westerly right-of-way line of said State Highway Number 161 with the common line between said Smith tract and said Epic West Tract, a distance of 997.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the Easterly line of the aforesaid Kirby Creek Village, Section IV;

THENCE North 01 degree 27 minutes 50 seconds West with the common line between said Smith tract and said Kirby Creek Village, Section IV, a distance of 824.09 feet to the PLACE OF BEGINNING, and containing a calculated area of 19.197 acres or (836,206 square feet) of land.

LEGAL LAND DESCRIPTION: (City of Grand Prairie)

Being Lot 1, Block 5, Central Park Addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument Number 200900026373, Official Public Records, Dallas County, Texas.

LEGAL LAND DESCRIPTION: (Epic East 22.264 acres)

BEING 22.264 acres or (969,777 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas, said 22.264 acres or (969,777 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, L.P., as recorded in Instrument Number 201600086110, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 22.264 acres or (969,777 square feet) of land being all of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P. (hereinafter referred to collectively as EPIC East tract), as recorded in Instrument Number 201600212049, O.P.R.D.C.T.; said 22.264 acres or (969,777 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said EPIC East tract, same being in the existing North right-of-way line of Mayfield Road (variable width right-of-way), according to the deed thereof recorded in Volume 2003069, Page 8187, O.P.R.D.C.T., same being the Southwest corner of that certain tract of land described in a deed to Pardue Land Company, LTD (hereinafter referred to a Pardue Tract), as recorded in Volume 96106, Page 6051, O.P.R.D.C.T.;

THENCE South 89 degrees 09 minutes 44 seconds West with the common line between said EPIC East tract and the existing North right-of-way line of said Mayfield Road, a distance of 188.37 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for corner, same being the existing East right-of-way line of State Highway No. 161, also known as President George Bush Tollway (PGBT) (variable width right-of-way), according to the deed thereof recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

THENCE with the common line between said EPIC East tract and the existing East right-of-way line of said State Highway No. 161 for the following **6** courses:

- 1.** North 01 degree 51 minutes 16 seconds West, a distance of 14.52 feet to a five-eighths inch iron rod found for corner;
- 2.** South 89 degrees 09 minutes 44 seconds West, a distance of 111.65 feet to a Texas Department of Transportation monument found for corner;
- 3.** North 52 degrees 01 minute 28 seconds West, a distance of 73.73 feet to an "X" cut on an utility box found for corner;

4. North 02 degrees 29 minutes 05 seconds West, a distance of 887.74 feet to a Texas Department of Transportation monument found for corner;
5. North 05 degrees 44 minutes 26 seconds East, a distance of 419.39 feet to a five-eighths inch iron rod found for corner;
6. North 02 degrees 29 minutes 05 seconds West, a distance of 132.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwest corner of said EPIC East, same being the Southwest corner of of the remainder of that certain tract of land described in a deed to Bob Smith Management Company (hereinafter referred to as Bob Smith Tract), according to the deed thereof recorded in Volume 97244, Page 4397, O.P.R.D.C.T.;

THENCE North 89 degrees 17 minutes 14 seconds East, departing the existing East right-of-way line of said State Highway No. 161 with the common line between said EPIC East tract and said Bob Smith Tract, a distance of 342.29 feet to a point in creek, same being the common line between said EPIC East tract and the aforesaid Pardue Tract from which a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found bears South 00 degrees 42 minutes 46 seconds East, a distance of 20.00 feet, in the common line between said EPIC East tract and said Pardue Tract;

THENCE South 00 degrees 42 minutes 46 seconds East with the common line between said EPIC East tract and said Pardue Tract, a distance of 270.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Northwest corner of that certain tract of land described as Lot 1, Block 1, First Baptist Church of Grand Prairie Addition (hereinafter referred to as Lot 1), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201100162380, O.P.R.D.C.T.;

THENCE South 64 degrees 09 minutes 14 seconds East with the common line between said EPIC East tract and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 106.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 55 minutes 42 seconds East continue with the common line between said EPIC East tract and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 185.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 09 minutes 54 seconds East continue with the common line between said EPIC East tract and said Pardue Land Company remainder tract and with

the North line of said Lot 1, a distance of 300.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 00 degrees 04 minutes 18 seconds East, departing the South line of said Pardue Land Company remainder tract and with the common line between said EPIC East tract and the remainder of that certain tract of land described in a Special Warranty Deed with Vendor's Lien described as Tract 1 to First Baptist Church of Grand Prairie (hereinafter referred to as Tract 1), as recorded in Instrument No. 201100162380, O.P.R.D.C.T., a distance of 575.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 09 minutes 00 seconds East, continue with the common line between said EPIC East tract and the remainder of said Tract 1, a distance of 283.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 00 degrees 04 minutes 18 seconds East, continue with the common line between said EPIC East tract and the remainder of said Tract 1, a distance of 300.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said EPIC East tract, same being the existing North right-of-way line of said Mayfield Road;

THENCE South 89 degrees 09 minutes 00 seconds West with the common line between said EPIC East tract and said Lot 1 and the existing North right-of-way line of said Mayfield Road, a distance of 283.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 09 minutes 00 seconds West, continue with the common line between said EPIC East tract and said Lot 1 and the existing North right-of-way line of said Mayfield Road, a distance of 283.48 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 22.264 acres or (969,777 square feet) of land.

LEGAL LAND DESCRIPTION: (Bob Smith NE)

TRACT 1

BEING 6.997 acres (304,802 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 6.997 acres (304,802 square feet) of land being a portion of that certain tract of land described a General Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 6.997 acres (304,802 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for the Northeast corner of said Smith Tract, same being the South line of that certain tract of land described in a Special Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Bob Smith Tract), as recorded in Instrument Number 200900204381, O.P.R.D.C.T., same being the Northwest corner of that certain tract of land described as Meadow Park Addition (hereinafter referred to as Meadow Park Addition), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 84095, Page 3901, Map Records, Dallas County, Texas;

THENCE South 00 degrees 42 minutes 46 seconds East, departing the South line of said Bob Smith Tract and with the common line between the common line between said Smith Tract and said Meadow Park Addition, passing at a distance of 634.76 feet, the Southwest corner of said Meadow Park Addition, same being the Northwest of that certain tract of land described in a Warranty Deed to Pardue Land Company, LTD (hereinafter referred to a Pardue Tract), as recorded in Volume 96106, Page 6051, O.P.R.D.C.T. and continue with said course and the common line between said Smith Tract and said Pardue Tract for a total distance of 781.25 feet to a point in creek for the Northeast corner of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, LP (hereinafter referred to as Mayfield Towne Crossing tract), as recorded in Instrument Number 201600086110, O.P.R.D.C.T.;

THENCE South 89 degrees 17 minutes 14 seconds West with the common line between the remainder of said Smith Tract and said Mayfield Towne Crossing tract, a distance of 342.29 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found in the West line of the remainder of said Smith Tract, same being the Northwest corner of said Mayfield Towne Crossing tract, same also being the existing East right-of-way line of State Highway No. 161 also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

THENCE with the common line between the remainder of said Smith Tract and the existing East right-of-way line of said State Highway No. 161 for the following 3 courses:

1. North 02 degrees 29 minutes 05 seconds West, a distance of 172.02 feet to a Texas Department of Transportation monument found for corner;
2. North 13 degrees 47 minutes 41 seconds West, a distance of 305.94 feet to a one-half inch iron rod found for corner;
3. North 02 degrees 29 minutes 05 seconds West, a distance of 312.94 feet to a point for the Northwest corner of the remainder of said Smith Tract, same being the South line of the aforesaid Bob Smith Tract, from which a one-half inch iron rod with plastic cap bears South 66 degrees 25 minutes 41 seconds West, a distance of 0.58 feet;

THENCE North 89 degrees 29 minutes 08 seconds East with the common line between said Smith tract and said Bob Smith Tract, a distance of 426.54 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 6.997 acres (304,802 square feet) of land.

TRACT 2

BEING 1.300 acres (56,609 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 1.300 acres (56,609 square feet) of land being a portion of that certain tract of land described a Special Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Bob Smith Tract), as recorded in Instrument Number 200900204381, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 1.300 acres (56,609 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for an angle point in the South line of said Bob Smith Tract, same being the Northeast corner of that certain tract of land described in a General Warranty Deed to Bob Smith Management Company, Ltd. (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, O.P.R.D.C.T., same being the Northwest corner of that certain tract of land described as Meadow Park Addition (hereinafter referred to as Meadow Park Addition), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 84095, Page 3901, Map Records, Dallas County, Texas;

THENCE South 89 degrees 29 minutes 08 seconds West with the common line between said Bob Smith Tract and said Smith Tract, a distance of 426.54 feet to a point for the Southwest corner of said Bob Smith tract, same being the Northwest corner of

said Smith tract, same also being the existing East right-of-way line of State Highway No. 161 also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 2001002, Page 3397, O.P.R.D.C.T.;

THENCE North 33 degrees 12 minutes 11 seconds East with the common line between said Bob Smith Tract and the existing East right-of-way line of said State Highway No. 161, a distance of 104.36 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said Bob Smith Tract, same being the intersection of the existing East right-of-way line of said State Highway No. 161 with the existing South right-of-way line of Warrior Trail (variable width right-of-way), as recorded Instrument Number 20080177414, O.P.R.D.C.T.;

THENCE North 87 degrees 55 minutes 37 seconds East with the common line between said Bob Smith Tract and the existing South right-of-way line of said Warrior Trail, a distance of 473.15 feet to a one-half inch iron rod with plastic cap found for an angle point in the North line of said Bob Smith Tract, same being the an angle point in the existing South right-of-way line of Warrior Trail (variable width right-of-way), as recorded Volume 2004023, Page 138, O.P.R.D.C.T.;

THENCE North 89 degrees 33 minutes 45 seconds East, continue with the common line between said Bob Smith Tract and the existing South right-of-way line of said Warrior Trail, a distance of 100.00 feet to a one-half inch iron rod found for the Northeast corner of said Bob Smith Tract, same being the Northwest corner of that certain tract of land described in a deed to PDC Brookfield, Ltd. (hereinafter referred to as PDC Brookfield tract), as recorded in Volume 2002194, Page 11060, O.P.R.D.C.T.;

THENCE South 00 degrees 21 minutes 15 seconds East, departing the existing South right-of-way line of said Warrior Trail and with the common line between said Bob Smith Tract and said PDC Brookfield tract, a distance of 100.00 feet to a one-half inch iron rod with plastic cap found for the Southeast corner of said Bob Smith Tract, same being the Southwest corner of said PDC Brookfield tract, same also being the North line of the aforesaid Meadow Park Addition;

THENCE South 89 degrees 36 minutes 51 seconds West with the common line between said Bob Smith Tract and said Meadow Park Addition, a distance of 204.09 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.300 acres (56,609 square feet) of land.