

Legal Description for Planned Development District

FIELD NOTE DESCRIPTION

BEING a 27.676 acre tract of land situated in the J. W. Brannon Survey, Abstract No. 156 and the J. Armendaris Survey, Abstract No. 1766, and being *Lot 1, Block 1 and Lot 2, Block 1*, in the LAKE PARKS RETAIL SUBDIVISION, according to the Plat thereof recorded in cc# D212039887, Plat Records of Tarrant County, Texas (PRTCT) and being a 9.456 acre tract of land "by description" "unrecorded" being the remainder of a 48.952 acre tract of land per Warranty Deed cc# D207124813 and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for the northwest corner of CVS-LAKE RIDGE addition according to the plat recorded in Cabinet A, Slide 8944 (PRTCT) and being the northerly northeast corner of said Lot 1, Block 1 of Lake Parks Retail Addition and being located in the southerly line of W. Camp Wisdom Road (variable width);

THENCE departing the southerly line of said W. Camp Wisdom Road, **SOUTH 00°38'30" EAST** a distance of **252.59** feet to an iron rod with cap found for the southwest corner of said Lot 1, Block 1 CVS Lake Ridge Addition;

THENCE NORTH 89°21'30" EAST a distance of **345.56** feet to an "x" cut in concrete found for the southeast corner of said Lot 1, Block 1 of said CVS-LAKE RIDGE addition and being located in the westerly line of Lake Ridge Parkway (130' wide) and being the beginning of a curve to the right having a radius of 1,130.00 feet and a chord bearing of South 10°42'47" West;

THENCE along the westerly line of said Lake Ridge Parkway as follows:

Continuing with said curve to the right through a central angle of **15°44'34"** for an arc length of **310.48** feet to a 5/8 inch iron rod set for corner;

NORTH 71°24'52" WEST a distance of **10.00** feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1,120.00 feet and a chord bearing of South 26°15'33" West;

Continuing along said non-tangent curve to the right through a central angle of **15°20'49"** for an arc length of **300.00** feet to a 5/8 inch iron rod set for corner;

SOUTH 56°04'39" EAST a distance of **10.00** feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1,130.00 feet and a chord bearing of South 46°38'42" West;

Continuing along said non-tangent curve to the right through a central angle of **25°25'38"** for an arc length of **501.48** feet to a 5/8 inch iron rod set for the southerly southeast corner of said Lot 1, Block 1 Lakes Parks Retail addition and being the northeast corner of said 9.456 acre tract (by description);

SOUTH 58°39'52" WEST a distance of **251.44** feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left having a radius of 1260.00 feet and a chord bearing of **SOUTH 53°58'27" WEST**;

CONTINUING said curve to left through a central angle of **9°22'50"** for an arc length of **206.29** feet to a 5/8 inch iron rod found for corner;

THENCE departing the northwest line of said line of Lake Ridge Parkway and continuing along the southerly line of said 9.456 acre tract of land (by description), **NORTH 31°25'55" WEST** a distance of **185.21** feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left having a radius of 145.00 feet and a chord bearing of **NORTH 48°42'36" WEST**;

THENCE with said curve through a central angle of **34°33'48"** for an arc length of **87.47** feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 66°01'59" WEST a distance of **234.24** feet to a 5/8 inch iron rod found for the most southerly southwest corner of said 9.456 acre tract of land (by description) and being located in the easterly line of a 100' Texas Power and Light Company Easement and ROW according to the plat recorded in Cabinet A, Slide 11037 (PRTCT);

THENCE along the easterly line of said 100' Texas Power and Light Company Easement (T.P. & L.) and ROW, **NORTH 23°57'59" EAST** a distance of **602.73** feet to a 5/8 inch iron rod found for corner and being the most southerly line of said Lot 1, Block 1;

THENCE departing the east line of said T.P. & L. Easement, **NORTH 66°09'25" WEST** a distance of **248.56** feet to a 5/8 inch iron rod found for the southwest corner of said Lot 1, Block 1 of Lake Parks Retail addition and being the northwest line of a 150' wide Texas Electric Service Company Easement and created by instrument recorded in Volume 2549, Page 907 & according to the plat recorded in Cabinet A, Slide 11126 (PRTCT);

THENCE along the northwest line of said Texas Electric Service Company Easement **NORTH 23°58'03" EAST** a distance of **466.59** feet to a 5/8 inch iron rod found for the northwest corner of said Lot 1, Block 1 Lakes Parks Retail and being the south line of said W. Camp Wisdom Road and being the beginning of a non-tangent curve to the right having a radius of 940.22 feet and a chord bearing of **North 78°46'30" East**;

THENCE along the south line of said W. Camp Wisdom Road as follows:

Continuing with said non-tangent curve to the right through a central angle of **08°46'13"** for an arc length of **143.92** feet to a 5/8 inch iron rod found for corner;

SOUTH 06°50'24" EAST a distance of **10.00** feet to a 5/8 inch iron rod found for corner and being the beginning of a non-tangent curve to the right having a radius of 930.22 feet and a chord bearing of **North 86°43'29" East**;

Continuing with said non-tangent curve to the right through a central angle of **07°07'47"** for an arc length of **115.75** feet to a 5/8 inch iron rod found for corner;

SOUTH 89°42'39" EAST a distance of **45.79** feet to a 5/8 inch iron rod found for corner;

SOUTH 89°20'14" EAST a distance of **138.50** feet to a 5/8 inch iron rod found for corner;

NORTH 00°39'46" EAST a distance of **10.00** feet to a 5/8 inch iron rod found for corner;

SOUTH 89°20'14" EAST a distance of **393.56** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **27.676 acres** or 1,205,583 square feet of land more or less.

Legal Description for Multi-Family Tract

FIELD NOTE DESCRIPTION

14.436 ACRE CUT-OUT

BEING 14.436 acres situated in the *John Armendaris Survey, Abstract Number 1786* and the *J.W. Brannon Survey, Abstract 156* in the City of Grand Prairie, Tarrant County, Texas and being part of LOT 1, BLOCK 1 of LAKES PARKS RETAIL according to the plat recorded in Document 212039887 and being part of a 48.952 acre tract of land to LAKES PARKS RETAIL LTD according to the Document recorded in 207124813 of the *Official Public Records of Tarrant County, Texas* (OPRTCT) and being more particularly described as follows:

BEGINNING at point for corner located in the south line of W. Camp Wisdom Road (variable width) and being located in NORTH 89°20'14" WEST from the northwest corner of LOT 1, BLOCK 1 of CVS LAKE RIDGE Addition according to the plat recorded in Cabinet A, Slide 8944, Official Public Records of Tarrant County, Texas (OPRTCT);

THENCE departing the south line of said Camp Wisdom Road, **SOUTH 00°39'46" WEST** a distance of **279.73** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°20'14" EAST a distance of **215.07** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°39'46" WEST a distance of **85.35** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 680.00 feet and a chord bearing of South 20°33'45" West;

THENCE with said curve to the right through a central angle of **39°47'58"** for an arc length of **472.35** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 40°27'44" WEST a distance of **226.41** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 500.00 feet and a chord bearing of South 47°46'03" West;

THENCE along said curve to the right through a central angle of **14°36'38"** for an arc length of **127.50** feet to a 5/8 inch iron set for the beginning of a reverse curve to the left having a radius of 1,040.03 feet and a chord bearing of South 49°03'09" West;

THENCE with said reverse curve to the left through a central angle of **12°02'26"** for an arc length of **218.56** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 49°43'52" WEST a distance of **98.19** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 87°23'09" WEST a distance of **17.72** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 31°25'55" WEST a distance of **3.31** feet to a 5/8 inch iron rod set for the beginning of curve to the left having a radius of 145.00 feet and a chords bearing of North 48°42'36" West;

THENCE along said curve to the left through a central angle of **34°33'48"** for an arc length of **87.47** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 66°01'59" WEST a distance of **234.24** feet to a 5/8 inch iron rod set in the east line of a 100' wide Texas Power & Light Company Easement;

THENCE along the east line of said 100' wide Texas Power & Light Company Easement, **NORTH 23°58'01" EAST** a distance of **1,206.14** feet to a 5/8 inch iron rod set in the south line of W. Camp Wisdom Road;

THENCE along the south line of said W. Camp Wisdom Road as follows:

SOUTH 89°42'39" EAST a distance of **20.57** feet to a 5/8 inch iron rod set for corner;

SOUTH 89°23'08" EAST a distance of **138.50** feet to a 5/8 inch iron rod set for corner;

NORTH 00°39'46" EAST a distance of **10.00** feet to a 5/8 inch iron rod set for corner;

SOUTH 89°20'14" EAST a distance of **81.57** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **14.436 acres** or **628,835 square feet** of land more or less.

