

Metes and Bounds Description
MSD – Former Valeo Climate Control Facility
34.505 Acres
Jotham Brown, A - 110
John J. Goodwin Survey, A - 589
Grand Prairie, Tarrant County, Texas

BEING a 34.505 acre tract of land located in Jotham Brown Survey, Abstract 110 and the John J. Goodwin Survey, Abstract No. 589, in the City of Grand Prairie, Tarrant County, Texas, being part of the plat recorded as “A Portion of Carrier Parkway, North Properties, Great Southwest Industrial District” an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-67, Page 42, Plat Records Tarrant County Texas (PRTCT), also being part of the plat recorded as “First Installment, Industrial Community No. 6, Great Southwest Industrial District”, an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-128, Page 34, PRTCT and also being part of the plat recorded as “Revised Third Installment, Industrial Community No. 5, Great Southwest Industrial District”, an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-78, Page 58, PRTCT, said 34.505 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (controlling monument) for the common southwest corner of the plat recorded as “Site 2, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District”, an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-130, Page 17, PRTCT and the southeast corner of the plat recorded as “Site 1, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District”, an Addition to the City Of Grand Prairie, Texas as recorded in Volume 388-130, Page 18, PRTCT, said 1/2-inch iron rod being on the common south line of said “First Installment, Industrial Community No. 6, Great Southwest Industrial District” and the north right-of-way line of Carrier Parkway (100 foot right-of-way) as dedicated in said plat of “A Portion of Carrier Parkway, North Properties, Great Southwest Industrial District”;

THENCE North 00 degrees 00 minutes 35 seconds West with the common west line of said “Site 2, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District” and the east line of said “Site 1, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District”, a distance of 500.00 feet to a 5/8-inch rod with plastic cap stamped ALVARD RPLS 5606 found (controlling monument) found for the common northwest corner of said “Site 2, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District” and the northeast corner of said “Site 1, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District”, said 5/8-inch iron rod with plastic cap being in the south line of Lead Tract No. 25 (60 foot wide) as shown on said “First Installment, Industrial Community No. 6, Great Southwest Industrial District”;

THENCE North 89 degrees 59 minutes 25 seconds East with the south line of said Lead Track No. 25, a distance of 912.00 feet to a point for the southeast intersection of said Lead Track No. 25 with the east right-of-way of Great Southwest Parkway (100 foot right-of-way) as dedicated by said “First Installment, Industrial Community No. 6, Great Southwest Industrial District”;

THENCE South 00 degrees 00 minutes 35 seconds East with the east right-of-way line of said Great Southwest Parkway, a distance of 465.00 feet to a point for the northwest end of a curve in the east right-of-way line of said Great Southwest Parkway;

THENCE South 00 degrees 11 minutes 21 seconds East, with the projection of said east right of way line and across Carrier Parkway (100 foot right-of-way) as dedicated by said “A Portion of Carrier

Parkway, North Properties, Great Southwest Industrial District”, a distance of 134.69 feet to a point in the east right-of-way line of said Great Southwest Parkway;

THENCE WEST with the projected south right of way of Carrier Parkway (100’ right of way), at 124.92’ pass the westerly southwest corner for the intersection of Carrier Parkway and Great Southwest Parkway, same being the northerly northeast corner for Lot 1, Site 1, Block 5 of Parcel 11 of the Third Installment, Industrial Community No. 5, an Addition to the City of Grand Prairie as recorded in Volume 388-98, Page 9, PRTCT, continuing for a total distance of 444.19 feet to the northwest corner of said Lot 1, Site 1;

THENCE SOUTH with the west line of said Lot 1, Site 1, and the east line of Site 2, Block 5, Third Installment, industrial Community No. 5, an Addition to the City of Grand Prairie as recorded in Volume 388-86, Page 47, PRTCT, a distance of 253.45 feet to the southwest corner of said Lot 1, Site 1, same being the northwest corner of Lot 2, Site 1, Block 5, Parcel 11, Third Installment, industrial Community No. 5, an Addition to the City of Grand Prairie as recorded in Volume 388-121, Page 113, PRTCT;

THENCE EAST with the common line of said Lots 1 and 2, at 344.27 feet pass the common easterly corner of said Lots and the west right of way of Great Southwest Parkway, continuing for a total distance of 444.27 feet to a point for corner on the east right of way for said Great Southwest Parkway;

THENCE SOUTH with the east right-of-way line of said Great Southwest Parkway, a distance of 659.55 feet to a point for corner at the intersection of the east right-of-way line of said Great Southwest Parkway and south right-of-way line of Avenue R (60 foot right-of-way) as dedicated by said “Revised Third Installment, Industrial Community No. 5, Great Southwest Industrial District”;

THENCE WEST with the south right-of-way line of said Avenue R, a distance of 915.29 feet to a point for corner at the intersection of the extension of the west line of the plat recorded as “Site 7, Block 5, Parcel II, Third Installment, Industrial Community No. 5” an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-124, Page 90, PRTCT and the extension of the east line of the plat recorded as “Site 5, Parcel II, Block 5, Third Installment, Industrial Community No. 5” an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-120, Page 112, PRTCT and with the south right-of-way line of said Avenue R;

THENCE NORTH with said extension of the west line of said “Site 7, Block 5, Parcel II, Third Installment, Industrial Community No. 5” and said extension of the east line of said “Site 5, Parcel II, Block 5, Third Installment, Industrial Community No. 5” and along the common west line of said “Site 7, Block 5, Parcel II, Third Installment, Industrial Community No. 5” and the east line of said “Site 5, Parcel II, Block 5, Third Installment, Industrial Community No. 5”, a distance of 360.00 feet to a point for corner in the south line of Lead Tract No. 24 (60 foot wide) as shown by said “Revised Third Installment, Industrial Community No. 5, Great Southwest Industrial District”;

THENCE EAST with the south line of said Lead Track No. 24, the north line of said “Site 7, Block 5, Parcel II, Third Installment, Industrial Community No. 5”, the north line of Site 4, Parcel II, Block 5, Third Installment Industrial Community No. 5” an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-118, Page 95, PRTCT and the north line of “Penn Arlington, Inc.” an addition to the City of Grand Prairie as recorded in

Volume 388-123, Page 63, PRTCT, a distance of 815.29 feet to a point for corner at the northeast corner of said "Penn Arlington, Inc" and the intersection of the south line of said Lead Tract No. 24 with the west right-of-way line of said Great Southwest Parkway;

THENCE NORTH with the extension of the west right-of-way line of said Great Southwest Parkway, across said Lead Tract No. 24, a distance of 53.00 feet to a point for corner at the southeast corner of "Lot 2, Site 1, Block 5, Parcel II, Third Installment, Industrial Community No. 5", an addition to the City of Grand Prairie, Texas as recorded in Volume 388-121, Page 13 PRTCT, said point also being the intersection of the west right-of-way line of said Great Southwest Parkway with the north line of said Lead Tract No. 24;

THENCE WEST with the north line of said Lead Tract No. 24, the south line of said "Lot 2, Site 1, Block 5, Parcel II, Third Installment, Industrial Community No. 5" and the south line of "Site 2, Block 5, Third Installment, Industrial Community No. 5" an addition to the City of Grand Prairie as recorded in Volume 388-86, Page 47 PRTCT, a distance of 1,275.74 feet to a 1/2-inch iron rod found for the intersection of the south line of said Lead Tract No. 24 and the west right-of-way line of 110th Street (60 foot wide) as dedicated by said "Revised Third Installment, Industrial Community No. 5, Great Southwest Industrial District";

THENCE NORTH with the west line of said 110th Street and the extension of the west right-of-way line of said 110th Street, across said Carrier Parkway, a distance of 599.45 feet to a point for corner at the intersection of the extended west right-of-way line of said 110th Street and the North right-of-way line of said Carrier Parkway;

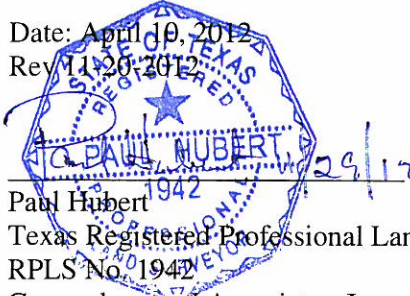
THENCE North 89 degrees 59 minutes 25 seconds East with the north right-of-way of said Carrier Parkway, a distance of 463.22 feet to the **POINT OF BEGINNING** and containing 34.505 acres of land, more or less.

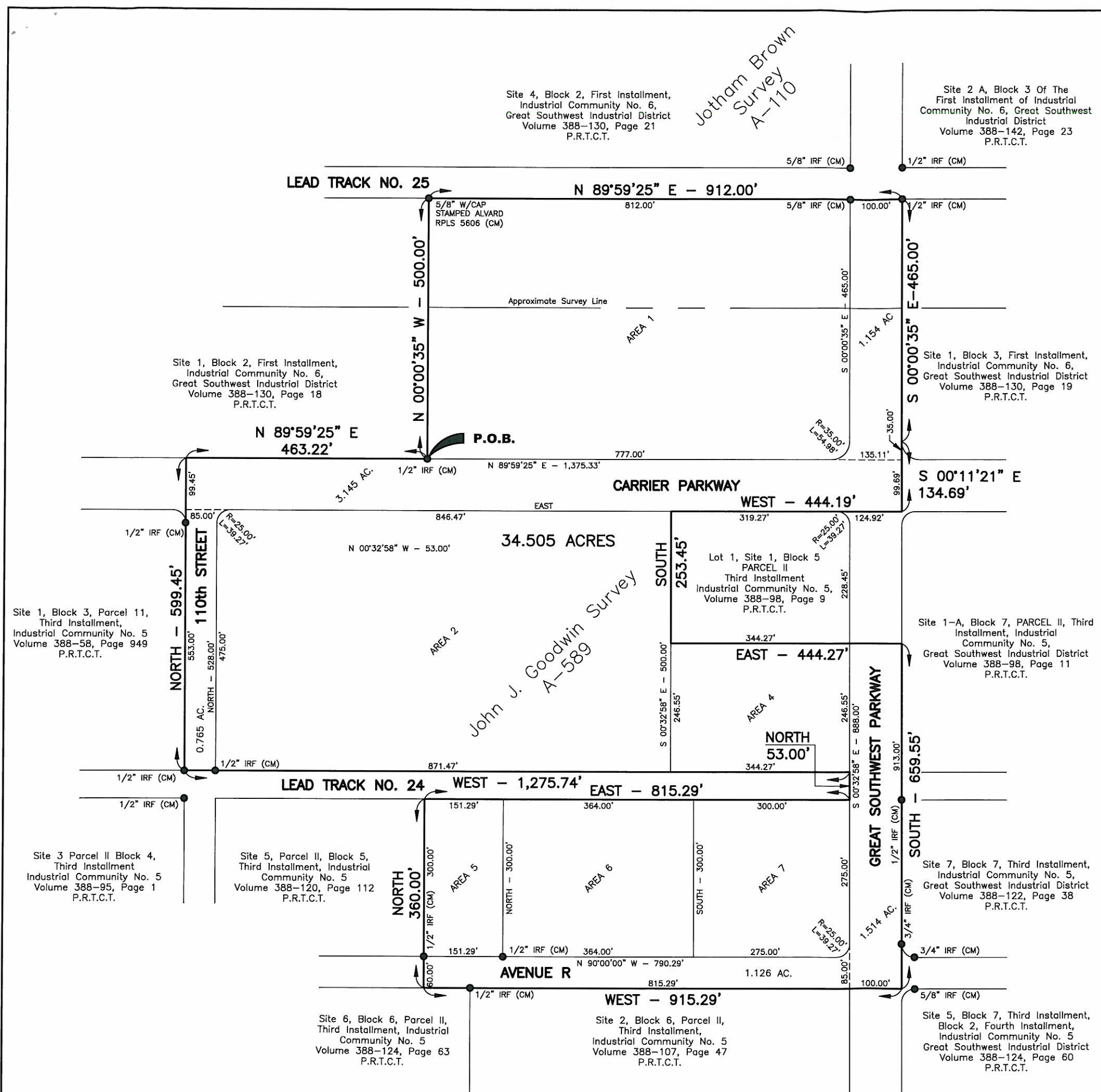
Notes:

Bearings hereon are referenced to the south right of way for Avenue R as shown by "Revised Third Installment, Industrial Community No. 5, Great Southwest Industrial District" an Addition to the City of Grand Prairie, Texas as recorded in Volume 388-78, Page 58, PRTCT.

Date: April 10, 2012

Rev 11-20-2012


Paul Hubert
Texas Registered Professional Land Surveyor
RPLS No. 1942
Gorronona and Associates, Inc.
Dallas, TX



AREA	ACREAGE	OWNERSHIP	SUB-DIVISION
AREA 1	9.314 AC.	Prologis Trust C.C.F. No. D202047090 O.P.R.T.C.T.	Site 2, Block 2, First Installment, Industrial Community No. 6, Great Southwest Industrial District Volume 388-130, Page 17 P.R.T.C.T.
AREA 2	10.000 AC.	LIT Industrial Texas L.P. (Previous deed found to Carrier Associates Limited Partnership C.C.F. No. D189073042 O.P.R.T.C.T.)	Site 2, Block 5, Third Installment, Industrial Community No. 5 Volume 388-86, Page 47 P.R.T.C.T.
AREA 4	1.949 AC.	Prologis Limited Partnership IV C.C.F. No. D200090696 O.P.R.T.C.T.	Lot 2, Site 1, Block 5, Parcel II, Third Installment, Industrial Community No. 5 Volume 388-121, Page 13 P.R.T.C.T.
AREA 5	1.042 AC.	Prologis Limited Partnership IV C.C.F. No. D200090698 O.P.R.T.C.T.	Site 7, Block 5, Parcel II, Third Installment, Industrial Community No. 5 Volume 388-124, Page 90 P.R.T.C.T.
AREA 6	2.507 AC.	Prologis Limited Partnership IV C.C.F. No. D200090697 O.P.R.T.C.T.	Site 4, Parcel II, Block 5, Third Installment Industrial Community No. 5 Volume 388-118, Page 95 P.R.T.C.T.
AREA 7	2.063 AC.	The Ramsey Family Limited Partnership C.C.F. No. D201001385 O.P.R.T.C.T.	Penn Arlington, Inc. Volume 388-123, Page 63 P.R.T.C.T.

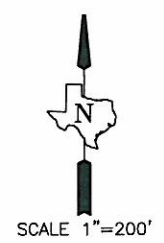
Carrier Parkway Dedicated By - A Portion of
Carrier Parkway, North Properties,
Great Southwest Industrial District
Volume 388-67, Page 42
P.R.T.C.T.

Roadways And Lead Tracks North Of Carrier Parkway
Dedicated By - First Installment,
Industrial Community No. 6,
Great Southwest Industrial District
Volume 388-128, Page 34
P.R.T.C.T.

Roadways And Lead Tracks South Of Carrier Parkway
Dedicated By - Revised Third Installment,
Industrial Community No. 5,
Great Southwest Industrial District
Volume 388-78, Page 58
P.R.T.C.T.



Paul Hubert
R.P.L.S. 19425
REVISED: 04-10-2012 TO EXCLUDE Area 3 & part of GSP
REVISED: 04-09-2012 TO EXCLUDE LEAD TRACT NO. 24



MSD
Former Valeo Climate Control Facility

**GRAND PRAIRIE
TEXAS**

GORRONDONA & ASSOCIATES, INC.

1701 N. MARKET STREET, SUITE 450
DALLAS, TEXAS 75202
PH 214-712-0600 FAX 214-712-0604

G&A PROJECT NO.: URS_1116.00	DATE: 4/10/2012
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