

## Metes and Bounds Description

Being that certain 2.230 acre tract of land situated in the Charles D. Ball Survey, Abstract No. 197, and the Charles D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas and Tarrant County, Texas, and being a portion of the remainder of those certain tracts of land to Bob Smith Management Company, Ltd., by the deed thereof recorded in Volume 13017, Page 28, Deed Records, Tarrant County, Texas, and also recorded in Volume 97244, Page 4353, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with orange cap stamped "Spoonier" for the southwest corner of the remainder of said Bob Smith Management Company tract, same being the southeast corner of that certain called 2.751 acre tract of land from Bob Smith Management Company, Ltd. to Infinite Hospitality Management and Development, LLC, by deed recorded in Instrument No. D218281837, Official Public Records, Tarrant County, Texas, same being in the north line of a called 40 foot wide road formerly known as Pleasant Ridge Road (portion in Tarrant County) Fish Creek Road (portion in Dallas County) (collectively known as County Road 2043) now recognized in name only as the north line Interstate 20 (I-20) (no dedication document found for the said 40 foot wide road/portion of I-20);

THENCE North 89 deg. 30 min. 13 sec. East, along the common line of said Bob Smith Management Company tract, and the north right-of-way line of said I-20, a distance of 295.15 feet to a 5/8 inch iron rod found with orange cap stamped "Spoonier" for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 00 deg. 00 min. 53 sec. East, through the interior of said Bob Smith Management Company tract, a distance of 369.39 feet to a 5/8 inch iron rod found with orange cap stamped "Spoonier" for the northwest corner of the herein described tract, same being in the south right-of-way line of Sara Jane Parkway (a 70 foot right-of-way), by deed to the City of Grand Prairie recorded in Instrument Number D212138855, said Official Public Records, Tarrant County, Texas, and also recorded in Instrument Number 201200165519, Official Public Records, Dallas County, Texas;

THENCE North 88 deg. 23 min. 48 sec. East, along the south right-of-way line of said Sara Jane Parkway, a distance of 262.16 feet to a 1/2 inch iron rod set with red cap stamped "Peiser & Mankin Surv" (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found for an angle point in said Sara Jane Parkway bears North 88 deg. 23 min. 48 sec. East, 9.19 feet;

THENCE through the interior of said Bob Smith Management Company tract as follows:

South 00 deg. 00 min. 53 sec. West, a distance of 270.88 feet to a 1/2 inch iron rod set for an angle point;

North 89 deg. 59 min. 07 sec. West, a distance of 3.18 feet to a 1/2 inch iron rod set for an internal corner;

South 00 deg. 00 min. 53 sec. West, a distance of 103.61 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the south line of said Bob Smith Management Company tract, same being in the north right-of-way line of aforesaid I-20;

THENCE South 89 deg. 30 min. 13 sec. West, along the common line of said Bob Smith Management Company tract, and the north right-of-way line of said I-20, a distance of 258.88 feet to the POINT OF BEGINNING and containing 97,136 square feet or 2.230 acres of computed land, more or less.

