



Metes & Bounds

Lot 1, Block 4, and Lot 2, Block 4

BLOCK 4

Being 6.202 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract P, in the deed to NATITEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 6.202 acres of land being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1857 (TxDOT), said monument lying in the north line of said Tract P, said monument lying N89°50'20"E 94.06 feet from the northwest corner of said Tract P, said monument being the northeast corner of a tract of land to the State of Texas (recorded information not found), said monument being the most southerly west corner of Lot 2, Block 1, Curtiss-Wright Addition, an addition to the City of Grand Prairie, Dallas County, Texas according to the plat recorded in Volume 2004063, Page 23, Deed Records, Dallas County, Texas and said monument lying in the south line of a 60 Foot Wide Access Easement, recorded in Volume 86247, Page 3553, Deed Records, Dallas County, Texas;

THENCE along the southwest lines of said Lot 2 as follows:

1. N89°50'20"E, a distance of 44.57 feet to a 5/8" iron rod found;
2. southeasterly, 192.49 feet, along a curve to the right, having a radius of 220.00 feet, a central angle of 50°07'53" and a chord bearing S65°05'43"E 186.41 feet to an 1/2" iron rod found;
3. S39°59'21"E, a distance of 172.86 feet to an 1/2" iron rod stamped "MMR 5668" found;
4. southeasterly, 244.17 feet along a non tangent curve to the left, having a radius of 280.00 feet, a central angle of 49°57'51" and a chord bearing S64°53'16"E, 236.51 feet to an 1/2" iron rod found;
5. S89°38'45"E, a distance of 21.43 feet to an 1/2" iron rod found;
6. S02°12'03"W, a distance of 131.46 feet to an 1/2" iron rod stamped "Beasley 4050" set, from which an 1/2" iron rod found bears S00°13'36"W 1.42 feet;
7. S00°01'12"W, a distance of 193.39 feet to an 1/2" iron rod stamped "Beasley 4050" set at the southeast corner of said Lot P, from which an 1/2" iron rod found at the southwest corner of said Lot 2 bears S04°16'52"E 0.95 feet;

THENCE along the south line of said Lot P as follows:

1. S89°18'35"W, a distance of 343.76 feet to an 1/2" iron rod stamped "Beasley 4050" set;
2. N84°58'23"W, a distance of 100.57 feet to an 1/2" iron rod stamped "Beasley 4050" set;
3. S89°18'37"W, a distance of 60.37 feet to an 1/2" iron rod stamped "Beasley 4050" set, from which the southwest corner of said Tract P bears N89°57'18"W 123.36 feet, said iron rod being the southeast corner of said State of Texas tract;

THENCE along the east line of said State of Texas tract as follows:

1. N51°57'30"W, a distance of 87.23 feet to a TxDOT Monument No. 1853 found;
2. N03°52'30"E, a distance of 152.00 feet to a TxDOT Monument No. 1854 found;
3. N02°22'10"E, a distance of 152.00 feet to a TxDOT Monument No. 1855 found;
4. N00°51'50"E, a distance of 152.00 feet to a TxDOT Monument No. 1856 found;
5. N00°29'52"W, a distance of 122.87 feet to the point of beginning, containing 6.202 acres of land.

The bearings recited hereon are oriented to City of Grand Prairie GPS Monument No. 77.