

LEGAL DESCRIPTION OF PROPERTY

BEING a 10.035 acre tract of land situated in the John Spoon Survey, Abstract Number 1326, City of Grand Prairie, Dallas County, Texas, and being all of those tracts described as "Tract 1" and "Tract 2" in deed to JS Mobile Assets, LLC, as recorded in Instrument Number 201300313989 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with an aluminum cap stamped "TXDOT" for the northwest corner of said Tract 1, said iron being the common southwest corner of that tract of land described in deed to Helen Dravoe Carr, trustee of the Carr Revocable Trust, as recorded in Volume 2003173, Page 19216 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said iron being on the east right-of-way line of State Highway 161 (a variable width public right-of-way);

THENCE North 89 degrees 06 minutes 31 seconds East, departing the south line of said Dravoe tract and along the north line of said Tract 1, a distance of 152.47 feet to a point (not monumented) for corner;

THENCE South 89 degrees 18 minutes 55 seconds East, continuing along the north line of said Tract 1, a distance of 351.17 feet to a point (not monumented) for common northeast corner of said Tract 1 and the northwest corner of that tract of land described in deed to National Stone Management, Inc., as recorded in Instrument Number 201600133826, O.P.R.D.C.T.;

THENCE South 00 degrees 21 minutes 33 seconds West, along the common east line of said Tract 1 and west line of said National Stone tract, passing at a distance of 7.30 feet a 5/8-inch iron rod found online, and continuing along said common line, in all a total cumulative distance of 403.60 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" set for deed corner;

THENCE South 01 degrees 21 minutes 19 seconds West, departing said west line of National Stone tract and continuing along the east line of said Tract 1, a distance of 460.79 feet to a 1/2-inch iron rod found for the southeast corner of said Tract 1, said corner being on the apparent northerly right-of-way line of Shady Grove Road (a variable width public right-of-way), from which a 1/2 inch iron rod found for the southwest corner of that tract of land described in deed to Peter Richardson, as recorded in Instrument Number 201700053596, O.P.R.D.C.T. bears North 33 degrees 43 minutes 22 seconds East, a distance of 11.21 feet;

THENCE South 60 degrees 24 minutes 11 seconds West, along the common south line of said Tract 1 and said apparent northerly right-of-way line, a distance of 45.40 feet to a 1/2-inch iron rod found for the beginning of a non-tangent circular curve to the right, having a radius of 296.85 feet, a chord bearing of South 74 degrees 59 minutes 03 seconds West, a chord distance of 149.46 feet;

THENCE Southwesterly, continuing along said common line and along said curve, through a central angle of 29 degrees 09 minutes 44 seconds, an arc distance of 151.09 feet to a 1/2-inch iron rod found for the end of said curve;

THENCE South 89 degrees 51 minutes 37 seconds West, continuing along said common line, a distance of 151.78 feet to a point (not monumented) for corner on the east line of said Tract 2;

THENCE South 00 degrees 39 minutes 59 seconds East, departing said common line and along the east line of said Tract 2, a distance of 30.00 feet to a point (not monumented) for the southeast corner of said Tract 2;

THENCE South 89 degrees 00 minutes 56 seconds West, along the south line of said Tract 2, a distance of 65.03 feet to a point (not monumented) for the southwest corner of the same;

THENCE North 00 degrees 39 minutes 59 seconds West, along the west line of said Tract 2, a distance of 30.00 feet to a corner of Tract 1 on said apparent northerly right-of-way line of Shady Grove Road, from which a 1/2-inch iron pipe found for witness bears South 09 degrees 01 minute 12 seconds East, a distance of 0.44 feet;

THENCE South 89 degrees 38 minutes 58 seconds West, departing said west line of Tract 2 and along said common south line of Tract 1 and northerly right-of-way line of Shady Grove Road, a distance of 64.75 feet to a point (not monumented) on said east right-of-way line of State Highway 161 for the southwest corner of said Tract 1, said corner being on the east line of that tract of land described in deed to the State Highway and Public Commission, as recorded in Volume 83097, Page 4609, D.R.D.C.T.;

THENCE North 00 degrees 23 minutes 01 second West, along the common west line of said Tract I and the east right-of-way line of State Highway 161 and said east line of State Highway and Public Commission tract, a distance of 630.61 feet to a 1/2 inch iron rod found for the northeast corner of said State Highway and Public Commission Tract;

THENCE South 89 degrees 50 minutes 06 seconds West, along said common lines, a distance of 19.08 feet to a 5/8-inch iron rod with aluminum cap stamped "TXDOT" for corner on the north line of said State Highways and Public Commission Tract;

THENCE North 00 degrees 17 minutes 00 seconds West, along said common east line of State Highway 161 and said west line of Tract 1, a distance of 298.57 feet to the POINT OF BEGINNING AND CONTAINING 437,113 square feet or 10.035 acres of land, more or less.