

Tract 1: (106 Josephine – 1.00 acre or 43,606 sf)

Being a lot, tract or parcel of land situated in the J.C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas and same being a tract of land conveyed to Coletrain Management Trust by deed recorded in Instrument No. 201100068810, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the North right of way line of Josephine Lane (variable width right of way), said corner being the Southwest corner of a tract of land conveyed to Lecy Properties, LLC by deed recorded in Instrument No. 201700350187, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 57 minutes 50 seconds West along the North line of said Josephine Lane, a distance of 198.35 feet to a point for corner, said corner being the Southeast corner of a tract of land conveyed to Coletrain Management Trust by deed recorded in Instrument No. 201100107547, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 14 minutes 48 seconds West along the East line of said Coletrain Management Trust tract, a distance of 225.51 feet to a point for corner, said corner being along the South line of a tract of land conveyed to Liberman Broadcasting of Dallas, Inc. by deed recorded in Instrument No. 200600413960, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 43 minutes 28 seconds East along the South line of said Liberman Broadcasting of Dallas, Inc. tract, a distance of 189.29 feet to a point for corner, said corner being along the West line of said Lecy Properties, LLC, tract:

THENCE South 02 degrees 33 minutes 32 seconds East along the West line of said Lecy Properties, LLC, tract, a distance of 224.70 feet to the POINT OF BEGINNING and containing 43,606 square feet or 1.00 acres of land.

TRACT 2: (110 Josephine – 1.38 acres or 60,177 sf)

BEING all that certain lot, tract or parcel of land situated in the County of Dallas, State of Texas, and being a part of the J.C. READ SURVEY, ABSTRACT No. 1183 and also being a part of a 3.95 acre tract conveyed to Sam Green, et ux, By Mary Huntley, et vir, by a deed dated October 17, 1922, filed for record on November 8, 1924 and duly recorded on the Deed Records of DALLAS County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of tract of land conveyed from Sam Green to May Bell Pruitt and husband Floyd Earl Pruitt in a Warranty Deed dated December 7, 1965, recorded in Volume 712, Page 0561, Deed Records, DALLAS County, Texas;

THENCE South with the West line of said Pruitt tract a distance of 227.0 feet to a point for corner in the South line of said Green 3.95 acre tract and said point being the Southwest corner of said Pruitt tract;

THENCE West with the South line of said Green 3.95 acre tract a distance of 266.0 feet to a point for corner, same being the Southeast corner of a tract of land conveyed from Sam Green, et al, to Virgil M. Hall, et ux, in a deed dated September 12, 1972, recorded in Volume 72183, Page 0674, Deed Records, DALLAS County, Texas;

THENCE North with the East line of said Hall tract a distance of 227.0 feet to a point for corner in the North line of said Green 3.95 acre tract and said point being the Northeast corner of said Hall tract;

THENCE East with the North line of said Green 3.95 acre tract a distance of 226.0 feet to the PLACE OF BEGINNING AND ENCLOSING 1.38 acres of land, more or less.

TRACT 3: (110 Josephine - .49 acres or 21,417 sf)

BEING all that certain lot, tract or parcel of land being situated in the County of DALLAS, State of Texas, and being a part of the J.C. READ SURVEY, ABSTRACT NO. 1183 and also being part of 3.95 acre tract conveyed to Sam Green, et ux, by Mary Huntley, et vir, by a deed the 29th of February, 1924, of record in Volume 1067, Page 558-559 of the Deed Records of Dallas County Texas and being more particularly described by metes and bound as follows:

BEGINNING at the Southwest corner of said 3.95 tract;

THENCE Northerly along the West boundary line of said 3.95 acre tract for a distance of 78.60 feet to a point for corner, and being a Southwest corner of a tract of land conveyed and described in a Deed to Virgil M. Hall et ux, recorded in Volume 72183, Page 0674, Deed Records, Dallas County, Texas;

THENCE South 87 degrees 36 minutes 15 seconds East along a South boundary line of said Hall tract a distance of 282.35 feet to a point for corner, being an inside corner of said Hall Tract;

THENCE Southerly along a West boundary line of said tract a distance of 78.60 feet to a point for corner in the South line of said 3.95 acre tract and being a Southwest corner of said Hall tract;

THENCE Westerly along the south boundary line of said 3.95 acre tract a distance of 282.35 feet to the POINT OF BEGINNING, AND CONTAINING approximately 0.522 acres of land, more or less. BEING the same property conveyed to George Gumaer by deed dated October 4, 2000, recorded in Vol. 2000198, Page 07628, Real Property Records, Dallas County, Texas.