

LEGAL DESCRIPTION

BEING a 13.425 acre tract of land situated in the Charles D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, said 13.425 acre tract of land being a portion of a 133.861 acre tract of land (by deed) deeded to Tommy Joe Winn and Leland Gjetley as recorded in Volume 94053, Page 03064, of the Deed Records of Dallas County, Texas, said 13.425 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8 inch iron rod with cap marked "MYCOSKIE & MCINNS" for the northeast corner of said 133.861 acre tract of land, said point being in the west line of a called 26.6610 acre tract of land as described by deed to Slink Enterprise Limited Partnership as recorded in Instrument No. 201600000216 of the Deed Records of Dallas County, Texas, said point also being in the west line of a 159.023 acre tract of land as described by deed to William E. Campbell, Jr., -Belt Line Limited Partnership as recorded in Volume 70099, Page 0990, of said Deed Records of Dallas County, Texas, from which a found 5/8 inch iron rod with cap for the southeast corner of Cimmaron Estates, Phase 3C, an addition to the City of Grand Prairie, as recorded in Volume 2004034, Page 00083, of said Deed Records of Dallas County, Texas, bears S. 89°54'28" W., at a distance of 15.38 feet;

THENCE S. 00°33'07" E., with the east line of said 133.861 acre tract, west line of said 26.6610 acre tract and west line of said 159.023 acre tract, for a distance of 779.75 feet to a 5/8 inch iron rod set with cap marked "KSC-2617" for corner in the northeasterly right-of-way line of Forum Drive (a variable width right-of-way) according to the deed thereof recorded in Inst#201100162022 of the deed records of Dallas County, Texas, and being in a curve to the right whose radius bears N. 02°40'44" E., 1000.00 feet;

THENCE in a northwesterly direction, over and across said 133.861 acre tract with said northeasterly line of Forum Drive and with said curve to the right having a radius of 1000.00 feet, for an arc length of 606.23 feet, and whose chord bears N. 69°57'13" W., 596.99 feet to a 5/8 inch iron rod with cap marked "GORRONDONA & ASSOCIATES" found for point of tangency;

THENCE N. 52°35'12" W., over and across said 133.861 acre tract and with said northeasterly line of Forum Drive for a distance of 401.70 to a 5/8 inch iron rod marked "KSC-2617" set for an angle point;

THENCE N. 47°49'07" W., over and across said 133.861 acre tract and with said northeasterly line of said Forum Drive for a distance of 127.26 feet to 5/8 inch iron rod marked "KSC-2617" set for an angle point;

THENCE N. 54°47'03" W., over and across said 133.861 acre tract and with said northeasterly line of Forum Drive, for a distance of 39.69 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right;

THENCE continuing in a northwesterly direction, over and across said 133.861 acre tract, with said northeasterly line of Forum Drive, and with said curve to the right having a radius of 1009.50 feet, for an arc length of 38.72 feet, and whose chord bears N. 53°41'07" W., 38.72 feet, to a 5/8 inch iron rod marked "KSC-2617" set for point of tangency;

THENCE N. 52°35'12" W., over and across said 133.861 acre tract and with said northeasterly line of Forum Drive for a distance of 60.93 feet to a 5/8 inch iron rod marked "GORRONDONA ASSOCIATES" found for southeasterly corner of a corner clip at the intersection of said Forum Drive and Waterwood Drive (81' wide right-of-way) according to the deed thereof recorded in Volume 2002079, Page 39, of the deed records of Dallas County, Texas;

THENCE N. 10°10'29" W., over and across said 133.861 acre tract and with said corner clip line for a distance of 29.31 feet to a 5/8 inch iron rod marked "GORRONDONA ASSOCIATES" found for corner in the east line of Waterwood Drive;

THENCE N. 33°17'46" E., with the southeasterly line of said Waterwood Drive for a distance of 7.30 feet to a 5/8 inch iron rod marked "C & B" found for the beginning of a curve to the left;

THENCE in a northeasterly direction with the southeasterly line of said Waterwood Drive and with said curve to the left having a radius of 640.50 feet an arc length of 87.71 feet and whose chord bears N. 29°32'08" E., 87.64 feet to a 5/8 inch iron rod marked "C & B" found for corner at the point of a compound curve to the left;

THENCE in a northeasterly direction with the southeasterly line of said Waterwood Drive and with said curve to the left having a radius of 312.50 feet, an arc length of 53.44 feet and whose chord bears N. 20°48'53" E., 53.37 feet to a 5/8 inch iron rod marked "C & B" found for corner in the south line of said Cimmaron Estates Phase 3C;

THENCE N. 89°54'28" E., with the north line of said 133.861 acre tract and the south line of said Cimmaron Estates Phase 3C, passing at a distance of 1002.32 feet a 5/8 inch iron rod with cap at the southeast corner of said Cimmaron Estates Phase 3C continuing in all a total distance of 1017.70 feet to the POINT OF BEGINNING and CONTAINING 584,797 square feet or 13.425 acres gross, of which 113,720 square feet or 2.610 of an acre lie within existing drainage and utility easements as recorded in Inst#201100162022, Volume 2002079, Page 00032, and Volume 2002079, Page 2002079, Page 00026, Deed Records, Dallas County, Texas, leaving a net of 471,077 square feet or 10.815 acres of land, more or less.