

LEGAL DESCRIPTION

BEING a tract of land located in the City of Grand Prairie, Dallas County, Texas, a part of the Buffalo Bayou Brazos and Colorado Railroad Company Survey, Abstract Number 1700, and being a part of that called Tract 1—4.603 acre tract of land described in special warranty deed to HPC Lake Ridge Commercial, LTD, as recorded in Document No. 201500258701, Official Public Records of Dallas County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod found at the northwest corner of said 4.603 acre tract of land, said point being in the east right-of-way line Lakeridge Parkway (a variable width right-of-way);

THENCE Southeasterly, 50.00 feet along the west line of said 4.603 acre tract and east right-of-way line Lakeridge Parkway following a curve to the left having a central angle of 02 degrees 05 minutes 14 seconds, a radius of 1372.40 feet, a tangent of 25.00 feet, and whose chord bears South 04 degrees 48 minutes 17 seconds East, 49.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the POINT OF BEGINNING of this tract of land;

THENCE North 84 degrees 46 minutes 41 seconds East, 38.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 09 minutes 44 seconds East, 501.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 4.603 acre tract, said point also being the north line of that called Tract 1—11.968 acre tract of land described in special warranty deed to HPC Lake Ridge Residential, LTD, as recorded in Document No. 201500258706, Official Public Records of Dallas County, Texas;

THENCE along the south line of said 4.603 acre tract and the north line of said 11.968 acre tract as follows:

South 60 degrees 48 minutes 15 seconds West, 46.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 29 degrees 11 minutes 45 seconds East, 12.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 60 degrees 48 minutes 15 seconds West, 230.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southwest corner of said 4.603 acre tract, said point being the northwest corner of said 11.968 acre tract, said point also being in the east right-of-way line Lakeridge Parkway;

THENCE Northwesterly, 527.77 feet along the east right-of-way line Lakeridge Parkway and the west line of said 4.603 acre tract following a curve to the right, having a central angle of 22 degrees 02 minutes 01 seconds, a radius of 1372.40 feet, a tangent of 267.18 feet, and whose chord bears North 16 degrees 51 minutes 14 seconds West, 524.52 feet to the POINT OF BEGINNING and containing 87,702 square feet or 2.013 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of Grand Prairie geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83).