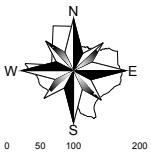
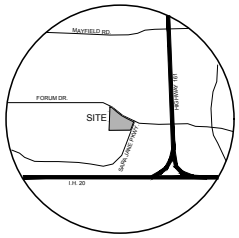
Exhibit J - Boundary Description
Page 1 of 1

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	AIR CONDITIONER
BILLB	BILLBOARD
Bol.	BOLLARD
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "WAI"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
O	ONCOR
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET





VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the C.D. BALL SURVEY, ABSTRACT NO. 1699, City of Grand Prairie, Dallas County, Texas and being a portion of a tract of land as described in deed to Tommy Joe Winn and Leland Gjetley, recorded in Instrument No. 201500072810, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the west line of said Tommy Joe Winn and Leland Gjetley tract and the south line of a right-of-way dedication of Forum Drive as described in deed to the City of Grand Prairie, recorded in Volume 2002079, Page 0039, D.R.D.C.T.;

THENCE departing said west line and along said south right-of-way line, the following:

North 89 deg 53 min 25 sec East, a distance of 68.03 feet to a point for corner from which a 5/8 inch iron rod with plastic cap stamped "carter bu" found bears South 43 deg 47 min 20 sec West, a distance of 0.43 feet, said point being the beginning of a curve to the right having a radius of 1,005.00 feet, a central angle of 30 deg 06 min 49 sec, a chord bearing of South 75 deg 03 min 11 sec East and a chord length of 522.15 feet;

Along said curve to the right, an arc distance of 528.21 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 12 deg 59 min 13 sec East, a distance of 27.56 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 33 deg 27 min 13 sec West, a distance of 12.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 56 deg 32 min 47 sec East, a distance of 81.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 33 deg 27 min 13 sec East, a distance of 11.77 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 79 deg 53 min 47 sec East, a distance of 20.72 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the most westerly southwest corner of a right-of-way dedication of Forum Drive as described in deed to the City of Grand Prairie, recorded in Instrument No. 201100162022, O.P.R.D.C.T.;

THENCE along said southerly right-of-way line of Forum Drive, the following:

South 52 deg 35 min 20 sec East, a distance of 665.46 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 50 deg 20 min 13 sec East, a distance of 127.94 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the left, having a radius of 1,187.30 feet, a central angle of 07 deg 22 min 51 sec, a chord bearing of South 63 deg 16 min 38 sec East and a chord length of 152.84 feet;

Along said non-tangent curve to the left, an arc distance of 152.95 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner at the northwest end of a corner clip at the intersection of the southerly right-of-way line of said Forum Drive and the northwest right-of-way line of Sara Jane Parkway as described in Cause No. CC-11-07832-E to the City of Grand Prairie;

THENCE South 25 deg 09 min 37 sec East, along said corner clip, a distance of 35.33 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner at the southeasterly end of said corner clip;

THENCE South 19 deg 50 min 41 sec West, departing said corner clip and along said northwest right-of-way line of Sara Jane Parkway, a distance of 418.46 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 70 deg 09 min 27 sec West, departing said northwest right-of-way line and over and across said Tommy Joe Winn and Leland Gjetley tract, a distance of 36.28 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the left having a radius of 380.00 feet, a central angle of 19 deg 49 min 37 sec, a chord bearing of North 80 deg 04 min 16 sec West and a chord length of 130.84 feet;

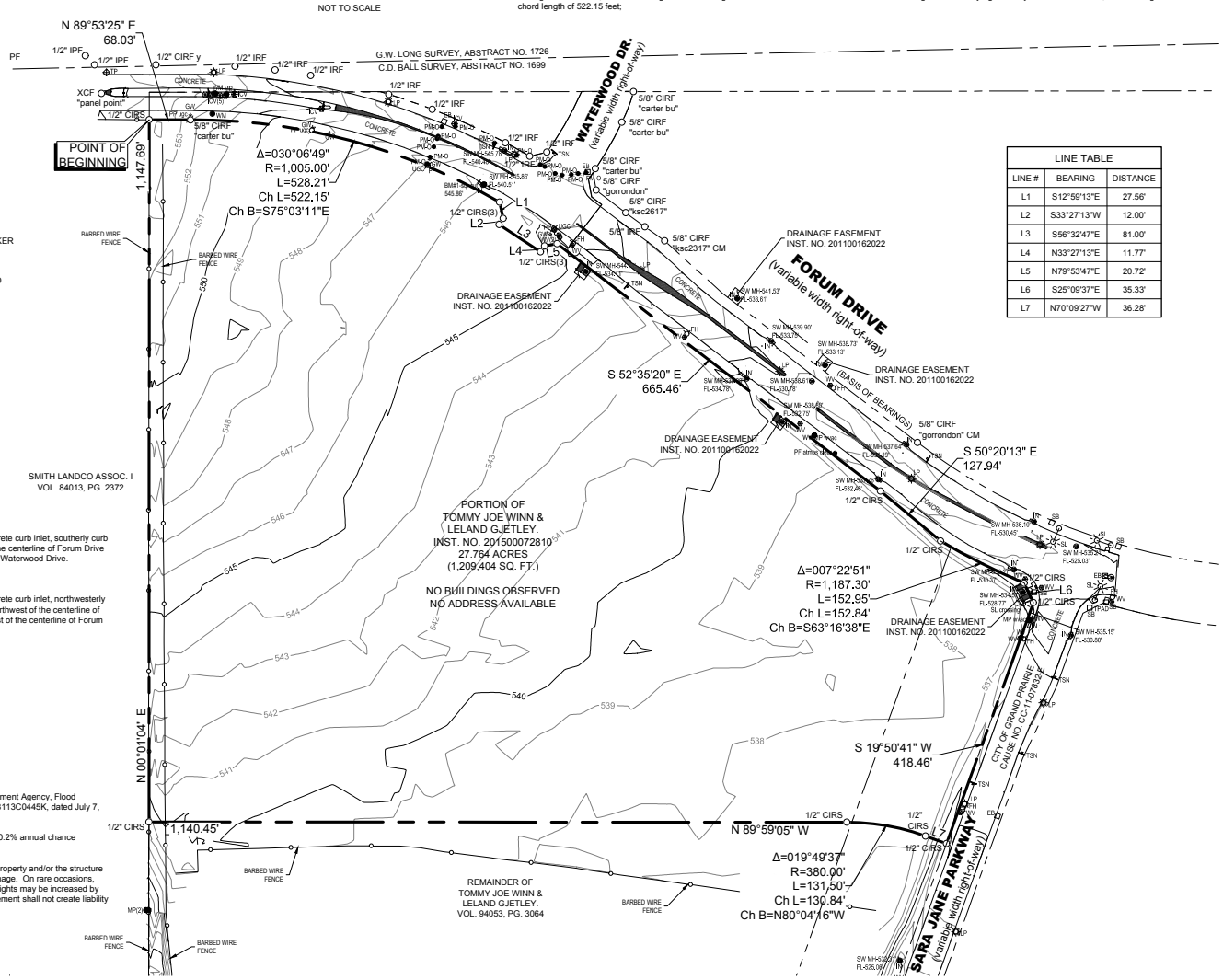
THENCE continuing over and across said Tommy Joe Winn and Leland Gjetley tract and along said curve to the left, an arc distance of 131.50 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 89 deg 59 min 05 sec West, continuing over and across said Tommy Joe Winn and Leland Gjetley tract, a distance of 1,140.45 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and situated in the west line of said Tommy Joe Winn and Leland Gjetley tract;

THENCE North 00 deg 01 min 04 sec East, along said west line, a distance of 1,147.69 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 27.764 acres or 1,209,404 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of November, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Grand Prairie, GPS Monument No. 51 and Monument No. 38.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S12°59'13"E	27.56'
L2	S33°27'13"W	12.00'
L3	S56°32'47"E	81.00'
L4	N33°27'13"E	11.77'
L5	N79°53'47"E	20.72'
L6	S25°09'37"E	35.33'
L7	N70°09'27"W	36.28'

BENCH MARKS:

BM#1 - Square cut at the centerline of a concrete curb inlet, southerly curb line of Forum Drive, ±31.5 feet southwest of the centerline of Forum Drive and ±109.6 feet northwest of the centerline of Waterwood Drive.

ELEVATION - 545.86 feet

BM#2 - Square cut at the centerline of a concrete curb inlet, northwesterly curb line of Sara Jane Parkway, ±28.2 feet northwest of the centerline of Sara Jane Parkway and ±952.6 feet southwest of the centerline of Forum Drive.

ELEVATION - 521.59 feet

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0445K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued December 11, 2017 by Alliant National Title Insurance Company bearing an effective date of November 29, 2017, GF# 1775771-02TS.

1.-9. Intentionally omitted by Surveyor.

10.a. Intentionally deleted by Title Company.

10.b. Intentionally omitted by Surveyor.

10.c. Intentionally deleted by Title Company.

10.d. Intentionally deleted by Title Company.

10.e. Intentionally deleted by Title Company.

10.f. Intentionally deleted by Title Company.

10.g. Intentionally deleted by Title Company.

10.h. Permanent drainage easement awarded to the City of Grand Prairie under the terms contained in Judgment in Cause No. CC-11-01785-E, County Court at Law No. Five, dated June 20, 2011, a certified copy of which was filed June 23, 2011, recorded in Clerk's Instrument No. 201100162022, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)

10.i. Intentionally deleted by Title Company.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYOR'S CERTIFICATION

To: Wolff Enterprises II, LLC, Allegiance Title Company, Wolff Real Estate Partners III, L.P., and Alliant National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on November 20, 2017.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (*Original signature in red ink*)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Surveyors No. 10089600 Expires 12/31/2017
Texas Registered Professional Engineers Firm F-2312

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C.D. BALL SURVEY, ABSTRACT NO. 1699
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

THE WOLFF COMPANY
6710 E. CAMELBACK ROAD, SUITE 100
SCOTTSDALE, AZ 85251

ALTA/NSPS LAND TITLE SURVEY
27.764 ACRES

Date : 11.21.17
Scale : 1" = 100'
File : 74801-ALTA
Project No. : 74801.00

SHEET 1 of 1