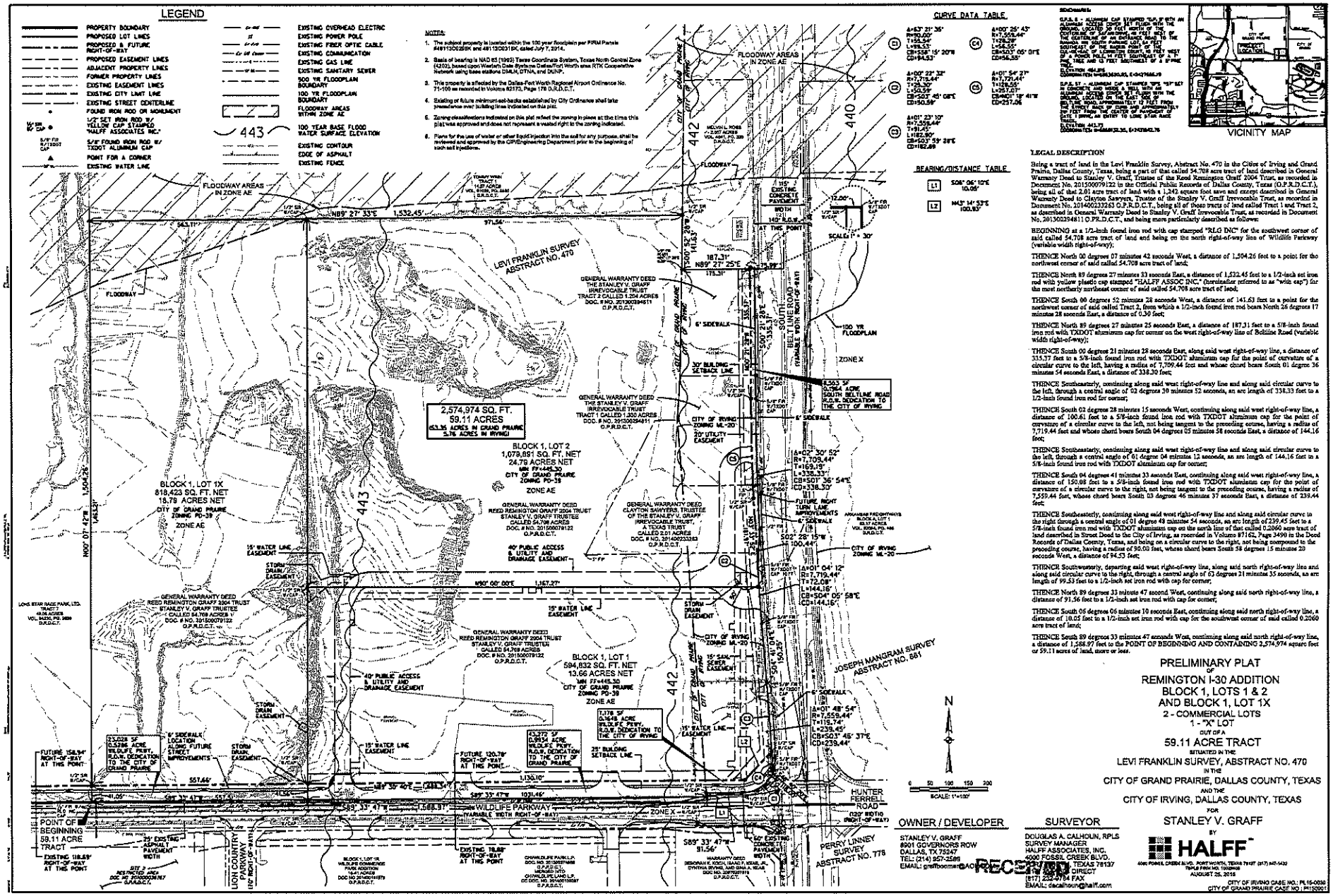

LEGAL DESCRIPTION

Being a tract of land in the Levi Franklin Survey, Abstract No. 470 in the Cities of Irving and Grand Prairie, Dallas County, Texas, being a part of that called 54.708 acre tract of land described in General Warranty Deed to Stanley V. Graff, Trustee of the Reed Remington Graff 2004 Trust, as recorded in Document No. 2015000079122 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being all of the 2.01 acre tract of land with a 1,242 square foot save and except described in General Warranty Deed to Clayton Sawyers, Trustee of the Stanley V. Graff Irrevocable Trust, as recorded in Document No. 2014000233263 O.P.R.D.C.T., being all of those tracts of land called Tract 1 and Tract 2, as described in General Warranty Deed to Stanley V. Graff Irrevocable Trust, as recorded in Document No. 2013000394611 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "RLG INC" for the southwest corner of said called 54.708 acre tract of land and being on the north right-of-way line of Wildlife Parkway (variable width right-of-way);

THENCE North 00 degrees 07 minutes 42 seconds West, a distance of 1,504.26 feet to a point for the northwest corner of said called 54.708 acre tract of land;

THENCE North 89 degrees 27 minutes 33 seconds East, a distance of 1,532.45 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") for the most northerly northeast corner of said called 54.708 acre tract of land;

THENCE South 00 degrees 52 minutes 28 seconds West, a distance of 141.63 feet to a point for the northwest corner of said called Tract 2, from which a 1/2-inch found iron rod bears North 26 degrees 17 minutes 28 seconds East, a distance of 0.30 feet;

THENCE North 89 degrees 27 minutes 25 seconds East, a distance of 187.31 feet to a 5/8-inch found iron rod with TXDOT aluminum cap for corner on the west right-of-way line of Beltline Road (variable width right-of-way);

THENCE South 00 degrees 21 minutes 28 seconds East, along said west right-of-way line, a distance of 335.37 feet to a 5/8-inch found iron rod with TXDOT aluminum cap for the point of curvature of a circular curve to the left, having a radius of 7,709.44 feet and whose chord bears South 01 degree 36 minutes 54 seconds East, a distance of 338.30 feet;

THENCE Southeasterly, continuing along said west right-of-way line and along said circular curve to the left, through a central angle of 02 degrees 30 minutes 52 seconds, an arc length of 338.33 feet to a 1/2-inch found iron rod for corner;

THENCE South 02 degrees 28 minutes 15 seconds West, continuing along said west right-of-way line, a distance of 100.61 feet to a 5/8-inch found iron rod with TXDOT aluminum cap for the point of curvature of a circular curve to the left, not being tangent to the preceding course, having a radius of 7,719.44 feet and whose chord bears South 04 degrees 05 minutes 58 seconds East, a distance of 144.16 feet;

THENCE Southeasterly, continuing along said west right-of-way line and along said circular curve to the left, through a central angle of 01 degree 04 minutes 12 seconds, an arc length of 144.16 feet to a 5/8-inch found iron rod with TXDOT aluminum cap for corner;

THENCE South 04 degrees 41 minutes 33 seconds East, continuing along said west right-of-way line, a distance of 150.08 feet to a 5/8-inch found iron rod with TXDOT aluminum cap for the point of curvature of a circular curve to the right, not being tangent to the preceding course, having a radius of 7,559.44 feet, whose chord bears South 03 degrees 46 minutes 37 seconds East, a distance of 239.44 feet;

THENCE Southeasterly, continuing along said west right-of-way line and along said circular curve to the right through a central angle of 01 degree 48 minutes 54 seconds, an arc length of 239.45 feet to a 5/8-inch found iron rod with TXDOT aluminum cap on the north line of that called 0.2060 acre tract of land described in Street Deed to the City of Irving, as recorded in Volume 87162, Page 3490 in the Deed Records of Dallas County, Texas, and being on a circular curve to the right, not being compound to the preceding course, having a radius of 90.00 feet, whose chord bears South 58 degrees 15 minutes 20 seconds West, a distance of 94.52 feet;

THENCE Southwesterly, departing said west right-of-way line, along said north right-of-way line and along said circular curve to the right, through a central angle of 63 degrees 21 minutes 35 seconds, an arc length of 99.53 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 89 degrees 33 minute 47 second West, continuing along said north right-of-way line, a distance of 91.56 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 06 degrees 06 minutes 10 seconds East, continuing along said north right-of-way line, a distance of 10.05 feet to a 1/2-inch set iron rod with cap for the southwest corner of said called 0.2060 acre tract of land;

THENCE South 89 degrees 33 minutes 47 seconds West, continuing along said north right-of-way line, a distance of 1,588.97 feet to the POINT OF BEGINNING AND CONTAINING 2,574,974 square feet or 59.11 acres of land, more or less.

PRELIMINARY PLAT
OF
REMINGTON I-30 ADDITION
BLOCK 1, LOTS 1 & 2
AND BLOCK 1, LOT 1X
2 - COMMERCIAL LOTS
1 - "X" LOT
OUT OF A
59.11 ACRE TRACT
SITUATED IN THE
LEVI FRANKLIN SURVEY, ABSTRACT NO. 470
IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
AND THE
CITY OF IRVING, DALLAS COUNTY, TEXAS
FOR
STANLEY V. GRAFF
BY
HALFF

OWNER / DEVELOPER
STANLEY V. GRAFF
8901 GOVERNORS ROW
DALLAS, TX 75247
TEL: (214) 957-2589
EMAIL: greffboomer@AOL.COM

SURVEYOR
DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 232-6784 DIRECT
(817) 232-6784 FAX
EMAIL: dacalhoun@halff.com

4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPLS FIRM NO. 10064400
AUGUST 26, 2015

CITY OF IRVING CASE NO.: PL15-0030
CITY OF GRAND PRAIRIE CASE NO.: PR150001

RECEIVED
AUG 26 2015
PLANNING DEPARTMENT