

Planned Development District

STATE OF TEXAS

COUNTY OF TARRANT AND DALLAS

BEING a 91.113 acre tract of land out of the WILLIAM LINN SURVEY, Abstract No. 926 (Tarrant County) and Abstract

No. 1725 (Dallas County) and the A.B.F. KERR SURVEY, Abstract No. 717 (Dallas County), in Tarrant and Dallas County,

and being the same tract of land conveyed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Brass Monument found at the southernmost corner of the said 91.113 acre tract, point being at the northwest corner of a tract of land as described in a deed to the United States of America as recorded in Volume 83071, Page 5038, Deed Records, Dallas County, Texas, being in the northeast line of Block E, La Jolla, Phase I, an addition to the City of Grand Prairie according to the plat thereof recorded in Document No. D216268517, Plat Records, Tarrant County, Texas;

THENCE North 30 degrees 14 minutes 15 seconds West along the common line of the said 91.113 acre tract and the said La Jolla Addition, a distance of 289.77 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" at the southwest corner of the Tarrant County right-of-way (R.O.W.) easement as recorded in Volume 1751, Page 294 of the Deed Records, Tarant County, Texas;

THENCE North 59 degrees 46 minutes 08 seconds East along the common line of the said 91.113 acre tract and the said Tarrant County R.O.W., a distance of 20.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE North 30 degrees 21 minutes 16 seconds West along the common line of the said 91.113 acre tract and the said Tarrant County R.O.W., a distance of 949.97 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the northeasterly line of Coastal Boulevard (A Variable Width R.O.W.), point being in the beginning of a curve to the left having a radius of 127.36 feet and a chord bearing North 19 degrees 14 minutes 45 seconds West and a chord length of 50.44 feet;

THENCE along said curve to the left, a distance of 50.77 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the northeast line of said Coastal Boulevard;

THENCE North 30 degrees 40 minutes 55 seconds West along the west line of the said 91.113 acre tract and the east line of the said Coastal Boulevard, a distance of 1050.11 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the beginning of a curve to the right having a radius of 174.40 feet and a cord bearing North 14 degrees 21 minutes 12 seconds East and a chord length of 246.40 feet;

THENCE along said curve to the right a distance of 273.60 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the southeasterly line of Lakewalk Drive, formerly Hanger Lowe Road (50 foot right-of-way);

THENCE along the northwesterly line of the said 91.113 acre tract and the southeasterly line of said Lakewalk Drive the following courses and distances:

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North 59 degrees 32 minutes 10 seconds East a distance of 109.34 feet to a 1/2 inch iron rod;

North 59 degrees 26 minutes 12 seconds East a distance of 251.89 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; North 59 degrees 27 minutes 16 seconds East a distance of 378.60 feet to a 1/2 inch iron rod found;

North 59 degrees 21 minutes 57 seconds East a distance of 191.10 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; North 59 degrees 31 minutes 06 seconds East a distance of 173.69 feet to a 1/2 inch iron rod;

North 59 degrees 25 minutes 02 seconds East a distance of 870.94 feet to a 1/2 inch iron rod;

North 59 degrees 26 minutes 02 seconds East a distance of 209.16 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 29 minutes 02 seconds East a distance of 46.62 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the west line of Lake Ridge Parkway, formerly Mansfield Road (120' right-of-way);

THENCE along the east line of the said 91.113 acre tract and the west line of the said Lake Ridge Parkway the following courses and distances;

South 00 degrees 02 minutes 06 seconds West a distance of 289.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 03 degrees 25 minutes 35 seconds West a distance of 251.45 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 09 degrees 13 minutes 16 seconds West a distance of 202.63 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 09 degrees 56 minutes 18 seconds East a distance of 203.04 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 00 degrees 19 minutes 26 seconds East a distance of 183.97 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the beginning of a curve to the right having a radius of 5669.58 feet and a chord bearing South 05 degrees 22 minutes 11 seconds West and a chord length of 318.25 feet;

Along said curve to the right, a distance of 318.29 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 05 degrees 38 minutes 28 seconds West a distance of 290.15 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 08 degrees 52 minutes 35 seconds West a distance of 100.16 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 06 degrees 12 minutes 50 seconds West a distance of 138.15 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 06 degrees 30 minutes 12 seconds West a distance of 262.36 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

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South 03 degrees 22 minutes 15 seconds West a distance of 99.82 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE South 06 degrees 12 minutes 26 seconds West along the east line of the said 91.113 acre tract and the west lie of the said Lake Ridge Parkway, a distance of 349.04 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" at the northeast corner of the Lift Station site to Grand Prairie as recorded in Volume 96042, Page 2900 of the said deed records;

THENCE along the common line of the said 91.113 acre tract and the said lift station site the following courses and distances;

South 57 degrees 29 minutes 32 seconds West a distance of 83.05 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; North 85 degrees 39 minutes 34 seconds West a distance of 191.66 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; South 05 degrees 17 minutes 27 seconds West a distance of 190.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE North 57 degrees 25 minutes 02 seconds East a distance of 325.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the west line of said Lake Ridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West along the common line of the said 91.113 acre tract and the said west line of Lake Ridge Parkway, a distance of 286.96 feet to a 1/2 inch iron rod found in the north line of the said United States of America tract;

THENCE South 58 degrees 32 minutes 52 seconds West along the south line of the said 91.113 acre tract and the said United States of America tract, a distance of 724.72 feet to the POINT OF BEGINNING and containing 3,968,891 square feet of 91.113 acres of computed land.

Tract 1A - Single Family Detached - 24.474 Acres

BEING a 24.474 acre tract of land situated in the William Linn Survey, Abstract No. 926, Tarrant County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 00 degrees 48 minutes 11 seconds East, a distance of 1623.87 feet to the POINT OF BEGINNING;

THENCE South 56 degrees 30 minutes 29 seconds East, a distance of 190.84 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the left, having a radius of 810.00 feet, a central angle of 15 degrees 04 minutes 52 seconds, an arc distance of 213.20 feet, a tangent of 107.22 feet and a chord which bears South 48 degrees 58 minutes 03 seconds West a distance of 212.59 feet to the point of tangency;

THENCE South 41 degrees 25 minutes 37 seconds West, a distance of 118.00 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the right, having a radius of 740.00 feet, a central angle of 18 degrees 00 minutes 43 seconds, an arc distance of 232.63 feet, a tangent of 117.28 feet and a chord which bears South 50 degrees 25 minutes 58 seconds West, a distance of 231.68 feet to the point of tangency;

THENCE South 59 degrees 26 minutes 20 seconds West, a distance of 35.04 feet to a point for corner;

THENCE North 75 degrees 38 minutes 01 seconds West, a distance of 20.99 feet to a point for corner;

THENCE North 30 degrees 42 minutes 22 seconds West, a distance of 1140.26 feet to a point for corner;

THENCE Northeasterly, along a circular curve to the right, having a radius of 174.63 feet, a central angle of 37 degrees 43 minutes 12 seconds, an arc distance of 114.97 feet, a tangent of 59.65 feet and a chord which bears North 15 degrees 52 minutes 12 seconds East a distance of 112.90 feet to a point for corner;

THENCE North 59 degrees 12 minutes 23 seconds East, a distance of 846.41 feet to a point for corner;

THENCE South 30 degrees 47 minutes 37 seconds East, a distance of 40.00 feet to a point for corner;

THENCE South 31 degrees 46 minutes 40 seconds East, a distance of 817.54 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds East, a distance of 299.43 feet to the POINT OF BEGINNING, containing 1,066,094 square feet or 24.474 acres of land, more or less.

Tract 1B - Single Family Detached - 7.161 Acres

BEING a 7.161 acre tract of land situated in the William Linn Survey, Abstract No. 926, Tarrant County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 29 degrees 22 minutes 04 seconds East, a distance of 1195.70 feet to the POINT OF BEGINNING;

THENCE North 59 degrees 26 minutes 20 seconds East, a distance of 79.62 feet to a point for corner;

THENCE Northeasterly, along a circular tangent curve to the left, having a radius of 810.00 feet, a central angle of 18 degrees 07 minutes 12 seconds, an arc distance of 254.64 feet, a tangent of 128.38 feet and a chord which bears North 50 degrees 25 minutes 58 seconds East a distance of 253.059 feet to the point of tangency;

THENCE North 41 degrees 25 minutes 37 seconds East, a distance of 118.00 feet to a point for corner;

THENCE Northeasterly, along a circular tangent curve to the right, having a radius of 740.00 feet, a central angle of 15 degrees 49 minutes 40 seconds, an arc distance of 194.78 feet, a tangent of 97.96 feet and a chord which bears North 48 degrees 58 minutes 03 seconds East a distance of 194.22 feet to the point of tangency;

THENCE North 56 degrees 30 minutes 29 seconds East, a distance of 144.51 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds West, a distance of 750.31 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the left, having a radius of 300.35 feet, a central angle of 19 degrees 43 minutes 15 seconds, an arc distance of 103.38 feet, a tangent of 52.21 feet and a chord which bears South 84 degrees 23 minutes 03 seconds West a distance of 102.87 feet to the point of tangency;

THENCE South 73 degrees 52 minutes 35 seconds West, a distance of 31.05 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the left, having a radius of 300.00 feet, a central angle of 14 degrees 55 minutes 49 seconds, an arc distance of 78.17 feet, a tangent of 39.31 feet and a chord which bears South 67 degrees 03 minutes 31 seconds West a distance of 77.95 feet to the point of tangency;

THENCE South 59 degrees 35 minutes 37 seconds West, a distance of 197.12 feet to a point for corner;

THENCE North 30 degrees 21 minutes 16 seconds West, a distance of 465.19 feet to the POINT OF BEGINNING, containing 311,935 square feet or 7.161 acres of land, more or less.

Tract 2A - Single Family Townhouse - 7.482 Acres

BEING a 7.482 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 00 degrees 48 minutes 11 seconds East, a distance of 1623.87 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 00 minutes 16 seconds East, a distance of 299.43 feet to a point for corner;

THENCE North 31 degrees 46 minutes 40 seconds West, a distance of 232.29 feet to a point for corner;

THENCE North 59 degrees 38 minutes 02 seconds East, a distance of 546.40 feet to a point for corner;

THENCE South 83 degrees 12 minutes 26 seconds East, a distance of 222.49 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds West, a distance of 484.16 feet to a point for corner;

THENCE Southwesterly along a circular curve to the left, having a radius of 810.00 feet, a central angle of 28 degrees 06 minutes 20 seconds, an arc length of 397.33 feet, a tangent of 202.75 feet and a chord which bears South 70 degrees 33 minutes 39 seconds West a distance of 393.36 feet to the point of tangency;

THENCE South 56 degrees 30 minutes 29 seconds West, a distance of 238.72 feet to the POINT OF BEGINNING, containing 325,916 square feet or 7.482 acres of land, more or less.

Tract 2B - Single Family Townhouse - 8.457 Acres

BEING a 8.457 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 30 degrees 28 minutes 22 seconds East, a distance of 864.29 feet to the POINT OF BEGINNING;

THENCE North 89 degrees 59 minutes 44 seconds West, a distance of 415.62 feet to a point for corner;

THENCE North 00 degrees 00 minutes 16 seconds East, a distance of 794.83 feet to a point for corner;

THENCE North 56 degrees 30 minutes 29 seconds East, a distance of 285.05 feet to a point for corner;

THENCE Northeasterly along a circular curve to the right, having a radius of 740.00 feet, a central angle of 04 degrees 53 minutes 37 seconds, an arc length of 63.20 feet, a tangent of 31.62 feet, and a chord which bears North 58 degrees 57 minutes 17 seconds East a length of 63.18 feet to a point for corner;

THENCE South 29 degrees 23 minutes 24 seconds East, a distance of 252.20 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds West, a distance of 765.00 feet to the POINT OF BEGINNING, containing 368,374 square feet or 8.457 acres of land, more or less.

Tract 3A - Mixed Use - 2.063 Acres

BEING a 2.063 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 22 degrees 18 minutes 09 seconds East, a distance of 2061.85 feet to the POINT OF BEGINNING, said point being in the northwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE South 50 degrees 56 minutes 57 seconds West, a distance of 35.36 feet to a point for corner;

THENCE Northwesterly along a circular curve to the left, having a radius of 810.00 feet, a central angle of 11 degrees 31 minutes 17 seconds, an arc length of 162.88 feet, a tangent of 81.71 feet and a chord which bears North 89 degrees 39 minutes 10 seconds West a distance of 162.60 feet to a point for corner;

THENCE North 00 degrees 00 minutes 19 seconds East, a distance of 483.90 feet to a point for corner;

THENCE South 83 degrees 12 minutes 26 seconds East, a distance of 21.96 feet to a point for corner;

THENCE South 61 degrees 34 minutes 25 seconds East, a distance of 228.80 feet to a point for corner, said corner being in the northwest line of said Lakeridge Parkway;

THENCE along the northwest line of said Lakeridge Parkway for the following three (3) calls:

- South 00 degrees 19 minutes 26 seconds East, a distance of 1.56 feet to a point for corner.

- Southwesterly along a circular curve to the right, having a radius of 5669.58 feet, a central angle of 03 degrees 13 minutes 00 seconds, an arc distance of 318.29 feet, a tangent of 159.19 feet and a chord which bears South 05 degrees 22 minutes 11 seconds West a distance of 318.25 feet to a point for corner;

- South 05 degrees 38 minutes 28 seconds West, a distance of 32.84 feet to the POINT OF BEGINNING, containing 89,808 square feet or 2.063 acres of land, more or less.

Tract 3B - Mixed Use - 7.186 Acres

BEING a 7.186 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and the A.B.F. Kerr Survey, Abstract No. 717, Dallas County and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 42 degrees 01 minutes 25 seconds East, a distance of 980.43 feet to the POINT OF BEGINNING, said point being in the northwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE North 87 degrees 04 minutes 40 seconds West, a distance of 217.97 feet to a point for corner;

THENCE North 00 degrees 00 minutes 16 seconds East, a distance of 770.45 feet to a point for corner;

THENCE North 29 degrees 23 minutes 24 seconds West, a distance of 252.20 feet to a point for corner;

THENCE Northeasterly along a circular tangent curve to the right having a radius of 740.00 feet, a central angle of 34 degrees 32 minutes 52 seconds, an arc length of 446.20 feet, a tangent of 230.11 feet, and a chord which bears North 78 degrees 40 minutes 31 seconds East a length of 439.47 feet to the point of tangency;

THENCE South 84 degrees 03 minutes 03 seconds East, a distance of 2.25 feet to a point for corner;

THENCE South 39 degrees 03 minutes 03 seconds East, a distance of 36.76 feet to a point for corner, said corner being in the northwest line of said Lake Ridge Parkway;

THENCE along the northwest line of said Lake Ridge Parkway for the following six (6) calls:

- South 05 degrees 38 minutes 00 seconds West, a distance of 135.98 feet to a point for corner;
- South 08 degrees 52 minutes 35 seconds West, a distance of 100.16 feet to a point for corner;
- South 06 degrees 12 minutes 50 seconds West, a distance of 138.15 feet to a point for corner;
- South 06 degrees 30 minutes 12 seconds West, a distance of 262.36 feet to a point for corner;
- South 03 degrees 22 minutes 15 seconds West, a distance of 99.82 feet to a point for corner;
- South 06 degrees 12 minutes 26 seconds West, a distance of 328.81 feet to the POINT OF BEGINNING, containing 313,030 square feet or 7.186 acres of land, more or less.

Tract 4A - Open Space/Floodplain - 20.147 Acres

BEING a 20.147 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Waddle Partners tract, said point being in the northwest line of Lakeridge Parkway (a variable width right-of-way), said point being in the south line of Hanger-Lowe Road;

THENCE along the northwest line of said Lakeridge Parkway for the following five (5) calls:

- South 00 degrees 02 minutes 06 seconds West, a distance of 289.01 feet to a point for corner;
- South 03 degrees 25 minutes 35 seconds West, a distance of 251.45 feet to a point for corner;
- South 09 degrees 13 minutes 16 seconds West, a distance of 202.63 feet to a point for corner;
- South 09 degrees 56 minutes 18 seconds East, a distance of 203.04 feet to a point for corner;
- South 00 degrees 19 minutes 26 seconds East, a distance of 182.053 feet to a point for corner;

THENCE over and across said Waddle Partners tract for the following five (5) calls:

- North 61 degrees 34 minutes 25 seconds West, a distance of 229.115 feet to a point for corner;
- North 83 degrees 12 minutes 26 seconds West, a distance of 244.45 feet to a point for corner;
- South 59 degrees 38 minutes 02 seconds West, a distance of 546.40 feet to a point for corner;

??-North 31 degrees 46 minutes 40 seconds West, a distance of 585.25 feet to a point for corner;

- North 30 degrees 47 minutes 37 seconds West, a distance of 51.67 feet to a point for corner, said corner being in the south line of said Hanger-Lowe Road, said corner being in the north line of said Waddle Partners tract;

THENCE along the south line of said Hanger-Lowe Road for the following five (5) calls:

- North 59 degrees 21 minutes 57 seconds East, a distance of 157.76 feet to a point for corner;
- North 59 degrees 31 minutes 06 seconds East, a distance of 173.69 feet to a point for corner;
- North 59 degrees 25 minutes 02 seconds East, a distance of 870.94 feet to a point for corner;
- North 59 degrees 26 minutes 02 seconds East, a distance of 209.16 feet to a point for corner;
- North 89 degrees 29 minutes 02 seconds East, a distance of 46.62 feet to the POINT OF BEGINNING, containing 877,601 square feet or 20.147 acres of land, more or less.

Tract 4B - Open Space/Floodplain - 10.726 Acres

BEING a 10.726 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Waddle Partners tract, same being in the northwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE South 58 degrees 32 minutes 52 seconds West, along the south line of said Waddle Partners tract a distance of 724.73 feet to a point for corner;

THENCE over and across said Waddle Partners tract for the following eleven (11) calls:

- North 30 degrees 14 minutes 15 seconds West, a distance of 289.77 feet to a point for corner;
- North 59 degrees 46 minutes 08 seconds East, a distance of 20.00 feet to a point for corner;
- North 30 degrees 21 minutes 16 seconds West, a distance of 440.61 feet to a point for corner;
- North 59 degrees 35 minutes 37 seconds East, a distance of 197.12 feet to a point for corner;
- Northeasterly along a circular tangent curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 55 minutes 49 seconds, an arc length of 78.17 feet, a tangent of 39.31 feet, and a chord which bears North 67 degrees 03 minutes 31 seconds East a length of 77.95 feet to the point of tangency;
- North 73 degrees 53 minutes 35 seconds East, a distance of 31.05 feet to a point for corner;
- Northeasterly along a circular tangent curve to the right having a radius of 300.35 feet, a central angle of 19 degrees 43 minutes 15 seconds, an arc length of 103.38 feet, a tangent of 52.21 feet, and a chord which bears North 84 degrees 23 minutes 03 seconds East a length of 102.87 feet to the point of tangency;
- South 00 degrees 00 minutes 16 seconds West, a distance of 44.52 feet to a point for corner;
- South 89 degrees 59 minutes 44 seconds East, a distance of 415.62 feet to a point for corner;
- South 00 degrees 00 minutes 16 seconds West, a distance of 5.45 feet to a point for corner;
- South 87 degrees 04 minutes 40 seconds East, a distance of 218.31 feet to a point for corner, said corner being in the northwest line of said Lakeridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West, a distance of 20.72 feet to a point for corner, said corner being the northeast corner of a tract of land conveyed to the City of Grand Prairie as recorded under Volume 96042, page 2900, Deed Records, Dallas County, Texas;

THENCE departing the northwest line of said Lakeridge Parkway and along the common line between said Grand Prairie tract and said Waddle Partners tract for the following four (4) calls:

- South 57 degrees 29 minutes 32 seconds West, a distance of 83.05 feet to a point for corner;
- North 85 degrees 39 minutes 34 seconds West, a distance of 191.66 feet to a point for corner;
- South 05 degrees 17 minutes 27 seconds West, a distance of 190.00 feet to a point for corner;

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-North 57 degrees 25 minutes 02 seconds East, a distance of 325.00 feet to a point for corner, said corner being in the northwest line of said Lakeridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West, along the northwest line of said Lakeridge Parkway a distance of 286.96 feet to the POINT OF BEGINNING, containing 467,223 square feet or 10.726 acres of land, more or less.