

LEGAL DESCRIPTION FOR ZONING PURPOSES
OWNER: MIRA LAGOS EAST PARTNERS, LTD.
1.000 ACRES OF LAND

BEING A 1.000 ACRE TRACT OF LAND IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 23.921 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7326, DRDCT, SAID 1.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 03 SECONDS, AN ARC LENGTH OF 335.84 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 74 DEGREES 47 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 335.43 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AND IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 00 SECONDS, AN ARC LENGTH OF 100.35 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 68 DEGREES 25 MINUTES 18 SECONDS EAST, A CHORD LENGTH OF 100.34 FEET, TO A POINT FOR CORNER;

THENCE NORTH 69 DEGREES 30 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.79 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE EASTERNMOST NORTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND;

THENCE SOUTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AT A DISTANCE OF 7.47 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 178.24 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 60 DEGREES 41 MINUTES 16 SECONDS WEST, DEPARTING SAID SOUTHWEST LINE, AND OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, A DISTANCE OF 240.44 FEET, TO A POINT FOR CORNER;

THENCE NORTH 20 DEGREES 08 MINUTES 52 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, AT A DISTANCE OF 168.6 FEET, PASSING THE NORTHWEST LINE OF SAID CALLED 21.586 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 211.12 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.000 ACRES (43,560 SQUARE FEET) OF LAND, MORE OR LESS.

General Retail Tract

LEGAL DESCRIPTION FOR ZONING PURPOSES

OWNER: MIRA LAGOS EAST PARTNERS, LTD.

3.545 ACRES OF LAND

BEING A 3.545 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS, AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 10.579 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "FUTURE SHOPPING CENTER"), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 3.545 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 03 SECONDS, AN ARC LENGTH OF 436.19 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 73 DEGREES 19 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 435.29 FEET, TO A POINT FOR CORNER;

THENCE NORTH 69 DEGREES 30 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.79 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE EASTERNMOST NORTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND;

THENCE SOUTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AT A DISTANCE OF 7.47 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 178.24 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 06 MINUTES 53 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST LINE, A DISTANCE OF 29.23 FEET, TO THE **POINT OF BEGINNING**, SAID BEGINNING POINT BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.989 ACRE TRACT OF LAND, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 10.579 ACRE TRACT OF LAND;

General Retail Tract

THENCE NORTH 60 DEGREES 42 MINUTES 14 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A DISTANCE OF 215.00 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 29 DEGREES 17 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 324.01 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 24 DEGREES 42 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 17 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET, TO A POINT FOR CORNER, SAID POINT BEING AT THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LAKERIDGE PARKWAY, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PRTCT;

THENCE SOUTH 15 DEGREES 41 MINUTES 52 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.37 FEET, TO A POINT FOR CORNER ON SAID NORTHWEST RIGHT-OF-WAY LINE;

THENCE SOUTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 197.99 FEET, TO A POINT FOR CORNER;

THENCE NORTH 29 DEGREES 17 MINUTES 49 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, AT A DISTANCE OF 213.55 FEET, PASSING THE UPPER SOUTHEAST LINE OF SAID CALLED 10.579 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 647.28 FEET, TO A POINT FOR CORNER;

THENCE NORTH 07 DEGREES 59 MINUTES 23 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 10.579 ACRE TRACT OF LAND, A DISTANCE OF 33.01 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.545 ACRES (154,409 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION FOR ZONING PURPOSES
OWNER: MIRA LAGOS EAST PARTNERS, LTD.
16.183 ACRES OF LAND

BEING A 16.183 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS, AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 92.705 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7311, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DRDCT, AND BEING A PORTION OF A CALLED 23.921 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7326, DRDCT, AND BEING A PORTION OF A CALLED 10.579 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "FUTURE SHOPPING CENTER") AND ALL OF A CALLED 2.486 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "PAD SITE F"), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 16.183 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 03 SECONDS, AN ARC LENGTH OF 335.84 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 74 DEGREES 47 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 335.43 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 20 DEGREES 08 MINUTES 52 SECONDS EAST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID CALLED 23.921 ACRE TRACT OF LAND AND SAID CALLED 21.586 ACRE TRACT OF LAND, AT A DISTANCE OF 42.55 FEET, PASSING THE SOUTHEAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 211.12 FEET, TO A POINT FOR CORNER;

THENCE NORTH 60 DEGREES 41 MINUTES 16 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, A DISTANCE OF 240.44 FEET, TO A POINT FOR CORNER, BEING ON THE SOUTHWEST LINE OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT;

Exhibit A - Legal Description
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Residential Townhomes for Active Adults Tract

THENCE SOUTH 29 DEGREES 06 MINUTES 53 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A DISTANCE OF 29.23 FEET, TO A POINT FOR CORNER, BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.989 ACRE TRACT OF LAND, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 10.579 ACRE TRACT;

THENCE SOUTH 07 DEGREES 59 MINUTES 23 SECONDS WEST, OVER AND ACROSS SAID CALLED 10.579 ACRE TRACT OF LAND, A DISTANCE OF 33.01 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 17 MINUTES 49 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 10.579 ACRE TRACT OF LAND, AT A DISTANCE OF 433.73 FEET, PASSING THE UPPER SOUTHEAST LINE OF SAID CALLED 10.579 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 647.28 FEET, TO A POINT FOR CORNER, BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT);

THENCE SOUTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 691.61 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 995.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AND IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 20 DEGREES 08 MINUTES 43 SECONDS, AN ARC LENGTH OF 349.84 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 70 SECONDS 49 MINUTES 07 SECONDS WEST, A CHORD LENGTH OF 348.04 FEET, TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID CALLED 2.486 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 33, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A;

THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID MIRA LAGOS EAST, PHASE A, AT A DISTANCE OF 20.26 FEET, PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE SOUTHEAST CORNER OF LOT 22, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,068.02 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 16.183 ACRES (704,948 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION FOR ZONING PURPOSES
OWNER: MIRA LAGOS EAST PARTNERS, LTD.
9.296 ACRES OF LAND

BEING A 9.296 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 9.276 ACRE TRACT OF LAND (FUTURE COMMERCIAL SITE), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 9.296 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND FOR THE NORTHERNMOST CORNER OF LOT 1, BLOCK A, MIRA LAGOS EAST MULTIFAMILY ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D201400100515, OPRDCT, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT);

THENCE NORTH 60 DEGREES 43 MINUTES 02 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 521.41 FEET, TO A POINT FOR CORNER, BEING AT THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH GRAND PENINSULA DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 74 DEGREES 20 MINUTES 58 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.33 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1969.86 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND SAID SOUTHWEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 33 MINUTES 49 SECONDS, AN ARC LENGTH OF 225.66 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 33 DEGREES 01 MINUTES 56 SECONDS EAST, A CHORD LENGTH OF 225.54 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 37 DEGREES 05 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 53.25 FEET, TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 32 DEGREES 09 MINUTES 08 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.25 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,728.01 FEET;

Exhibit A - Legal Description
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Residential Townhomes Tract

THENCE ALONG SAID CURVE TO THE LEFT, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, AND IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 20 SECONDS, AN ARC LENGTH OF 48.68 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 40 DEGREES 15 MINUTES 31 SECONDS EAST, A CHORD LENGTH OF 48.68 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING THE EASTERNMOST CORNER OF SAID CALLED 9.276 ACRE TRACT OF LAND;

THENCE SOUTH 10 DEGREES 52 MINUTES 47 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTHEAST LINE OF SAID CALLED 9.276 ACRE TRACT OF LAND, A DISTANCE OF 621.60 FEET, TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 58 DEGREES 54 MINUTES 53 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID CALLED 9.276 ACRE TRACT OF LAND, A DISTANCE OF 180.89 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING THE SOUTHERNMOST CORNER OF SAID CALLED 9.276 ACRE TRACT OF LAND, SAME BEING THE EASTERNMOST CORNER OF LOT 2, BLOCK A, OF SAID MIRA LAGOS EAST MULTIFAMILY ADDITION;

THENCE NORTH 29 DEGREES 11 MINUTES 01 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID MIRA LAGOS EAST MULTIFAMILY ADDITION, AT A DISTANCE OF 360.25, FEET PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHERNMOST CORNER OF SAID LOT 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 881.47 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 9.296 ACRES (404,923 SQUARE FEET) OF LAND, MORE OR LESS.