

METES & BOUNDS DESCRIPTION
353.18 ACRES OF LAND
IN THE CITY OF GRAND PRAIRIE
ELLIS COUNTY, TEXAS

BEING a tract of land located in the Joseph Lawrence Survey, Abstract No. 616, Seth M. Blair Survey, No. 135 and the H. Henderson Survey, Abstract No. 432, in the City of Grand Prairie, and the City of Mansfield, Ellis County, Texas, and being the same tract of land conveyed to SW Lakeview Drive, L.P., a Delaware limited partnership, by deed recorded in Volume 2609, Page 152, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for corner, said corner being the Southeast corner of a tract of land conveyed to Richard Bomer, by deed recorded in Volume 2656, Page 678, Deeds Records, Ellis County, Texas, and being in the West line of F.M. Highway 661, (variable width right-of-way);

THENCE South 00 degrees 21 minutes 04 seconds East, along the West line of said F.M. Highway 661, a distance of 3330.64 feet to a concrete monument found for corner;

THENCE South 05 degrees 23 minutes 26 seconds West, continuing along said West line of said F.M. Highway 661, a distance of 98.80 feet to a 5/8 inch iron rod found for corner;

THENCE South 79 degrees 02 minutes 02 seconds West, continuing along said West line of said F.M. Highway 661, a distance of 48.75 feet to a point for corner

THENCE South 30 degrees 48 minutes 55 seconds East, continuing along said West line of said F.M. Highway 661, a distance of 94.29 feet to a 1/2 inch rod found for corner;

THENCE South 00 degrees 25 minutes 42 seconds East, continuing along said West line of said F.M. Highway 661, a distance of 111.18 feet to a concrete monument found for corner;

THENCE South 10 degrees 39 minutes 22 seconds East, continuing along said West line of said F.M. Highway 661, a distance of 53.37 feet to a concrete monument found for corner;

THENCE South 00 degrees 25 minutes 51 seconds East, continuing along said West line of said F.M. Highway 661, a distance of 23.28 feet to a concrete monument found for corner, said corner being the Northeast corner of a tract of land conveyed to the United States of America, by deed record in Volume 676, Page 775, Deed Records, Ellis County, Texas;

THENCE South 74 degrees 55 minutes 02 seconds West, along the Northwest line of said United States of America tract, a distance of 1464.09 feet to a point for corner;

THENCE South 12 degrees 08 minutes 10 seconds East, along the West line of said United States of America tract, a distance of 610.49 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Titan Operating, LLC, a Texas limited liability company, by deed recorded in Volume 2471, Page 765, Deed Records, Ellis County, Texas;

Thence North 89 degrees 24 minutes 53 seconds West, along the North line of said Titan tract, a distance of 580.20 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds West, along the West line of said Titan tract, a distance of 435.50 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to EOG Resource, Inc., a Delaware corporation, by deed recorded in Volume 2468, Page 2210, Deed Records, Ellis County, Texas;

THENCE South 11 degrees 24 minutes 46 seconds East, along the West line of said EOG tract, a distance of 615.66 feet, to a point for corner, said corner being in the North line of a tract of land conveyed to Ellis Joint Venture, by deed recorded in Volume 2114, Page 1507, Deed Records, Ellis County, Texas;

THENCE North 88 degrees 33 minutes 52 seconds West, along the North line of said Ellis Joint Venture tract, a distance of 463.59 feet to a point for corner;

THENCE South 64 degrees 50 minutes 07 seconds West, continuing along the North line of said Ellis Joint Venture tract, a distance of 581.78 feet to a concrete monument found for corner;

THENCE South 64 degrees 22 minutes 41 seconds West, continuing along the North line of said Ellis Joint Venture tract, a distance of 707.69 feet to a point for corner, said corner being in the North corner of a tract of land conveyed to William Telford and wife, Kay Telford, by deed recorded in Volume 738, Page 371, Deed Records, Ellis County, Texas;

THENCE South 64 degrees 35 minutes 09 seconds West, along the Northwest line of said Telford tract, a distance of 327.51 feet to a 1/2 inch iron rod found for corner, said corner being in the Northeast line of Davis Road (public right-of-way);

THENCE North 29 degrees 58 minutes 39 seconds West, along the Northeast line of said Davis Road, a distance of 300.99 feet to a point for corner, said corner being the South line of a tract of land conveyed to Nehemiah Partners, L.P., a Texas limited partnership, by deed recorded in Volume 1661, Page 104, Deed Records, Ellis County, Texas;

THENCE North 64 degrees 36 minutes 25 seconds East along the Southeast line of said Nehemiah tract, a distance of 551.13 feet to a 5/8 inch iron rod found for corner;

THENCE North 29 degrees 58 minutes 39 seconds West, along the North line of said Nehemiah tract, a distance of 889.88 feet to a 5/8 inch iron rod found for corner;

THENCE South 59 degrees 33 minutes 49 seconds West, along the Northwest line of said Nehemiah tract, a distance of 630.74 feet to a point for corner, said corner being the East corner of a tract of land conveyed to Judson Cramer, by deed recorded in Volume 823, Page 397, Deed Records, Ellis County, Texas;

THENCE North 29 degrees 27 minutes 24 seconds West, a distance of 373.89 feet to a point for corner;

THENCE South 60 degrees 29 minutes 06 seconds West, a distance of 172.29 feet to a 5/8 inch rod found for corner, said corner being in the Northeast line of said Davis Road;

THENCE North 29 degrees 20 minutes 11 seconds West, along the Northeast line of Said Davis Road, a distance of 146.61 feet, to a concrete monument found for corner, said corner being in the East line of State Highway 360 (variable width right-of-way);

THENCE North 06 degrees 20 minutes 11 seconds East, along the East line of said State Highway 360, a distance of 39.72 feet, to a concrete monument found for corner;

THENCE North 12 degrees 52 minutes 55 seconds West, continuing along the East line of said State Highway 360, a distance of 192.12 feet, to a concrete monument found for corner;

THENCE North 03 degrees 38 minutes 17 seconds East, continuing along the East line of said State Highway 360, a distance of 724.84 feet to a concrete monument found for corner, said corner being the South corner of a tract of land conveyed to Robert Megan Auld, ETAL, by deed recorded in Volume 2670, Page 2398, Deed Records, Ellis County, Texas;

THENCE North 59 degrees 39 minutes 17 seconds East, along the Southeast line of said Auld tract, a distance of 1330.33 feet to a 5/8 inch rod found for corner;

THENCE South 29 degrees 22 minutes 20 seconds East, continuing along the Southeast line of said Auld tract, a distance of 384.88 feet to a 5/8 inch rod found for corner;

THENCE North 62 degrees 37 minutes 06 seconds East, continuing along the Southeast line of said Auld tract, a distance of 341.99 feet to a 5/8 inch rod found for corner;

THENCE North 30 degrees 32 minutes 31 seconds West, along the Northeast line of said Auld tract, a distance of 533.29 feet to a point for corner;

THENCE North 01 degrees 16 minutes 30 seconds West, departing said Northeast line, a distance of 1034.32 feet to a point for corner in the Southeast line of Sunbelt Land Investments/360, Ltd, by deed recorded in Volume 2056, Page 154, Deed Records, Ellis County, Texas;

THENCE North 61 degrees 05 minutes 30 seconds East, along the Southeast line of said Sunbelt tract, a distance of 2181.76 feet to a 1/2 inch iron rod found for corner;

THENCE North 30 degrees 47 minutes 13 seconds West, along the Northeast line of said Sunbelt tract, a distance of 818.55 feet to a point for corner in the City Limit line of the City of Grand Prairie and the City of Mansfield;

THENCE North 60 degrees 05 minutes 50 seconds East, along said City Limit line, a distance of 762.03 feet to a point for corner in the South line of a tract of land conveyed to Melinda Lou McVean, Fred Ballard, Jr., and Joseph Patterson Ballard, by deed recorded in Volume 2392, Page 483, Deed Records, Ellis County, Texas;

THENCE South 89 degrees 39 minutes 38 seconds East, along the South line of said McVean and Ballard tract, a distance of 1197.09 feet to the POINT OF BEGINNING and containing 15,767,692 square feet or 361.976 acre tract of land.

SAVE AND EXCEPT

BEING a 8.79 acre tract of land situated in the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas, same being a portion of that tract of land conveyed to SW Lakeview Drive. L.P., a Delaware limited partnership, by deed recorded in Volume 2609, Page 152, Deed Records, Ellis County, Texas, said 8.79 acre tract being conveyed to Tarrant Regional Water District in Agreed Judgement, recorded in Volume 2797, Page 2461, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for corner, said corner being in the West line of F.M. Highway 661, (variable width right-of-way) and on the East line of said SW Lakeview Drive, L.P. tract;

THENCE North 00 degrees 21 minutes 04 seconds, along the East line of said SW Lakeview Drive, L.P. tract and the West line of said F.M. Highway 661, a distance of 252.41 feet to a point for corner;

THENCE North 52 degrees 30 minutes 55 seconds West, departing the East line of said SW Lakeview Drive, L.P. tract and the West line of said F.M. Highway 661, a distance of 731.91 feet to a point for corner, said corner being the POINT OF BEGINNING of the tract herein described;

THENCE South 37 degrees 24 minutes 23 seconds West, a distance of 212.86 feet to a 1/2 inch iron rod set for corner;

THENCE North 52 degrees 35 minutes 37 seconds West, a distance of 525.09 feet to a 5/8 inch iron rod found for corner;

THENCE North 37 degrees 27 minutes 37 seconds East, a distance of 730.00 feet to a 5/8 inch iron rod found for corner;

THENCE South 52 degrees 35 minutes 37 seconds East, a distance of 524.41 feet to a 1/2 inch iron rod set for corner;

THENCE South 37 degrees 24 minutes 23 seconds West, a distance of 517.14 feet to the POINT OF BEGINNING and containing 383.066 square feet or 8.79 acres of land.