

## LEGAL DESCRIPTION

BEING a 16.832 acre tract of land situated in the John C. Read Survey, Abstract Number 1183, City of Grand Prairie, Dallas County, Texas, and being the following tracts of land; all of a called 11.246 acre tract of land (Tract 1), all of a called 0.519 acre tract (Tract 2), all of a called 0.446 acre tract (Tract 3), all of a called 0.445 acre tract (Tract 4), and all of a called 0.444 acre tract (Tract 5) all described in Special Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900162448, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), all of a called 0.681 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900148372, O.P.R.D.C.T., all of a called 0.767 acre tract as described in Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 202100087104, O.P.R.D.C.T., all of a called 0.499 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900148000, O.P.R.D.C.T., all of a called 0.445 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900148988, O.P.R.D.C.T., all of a called 0.445 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900147600, O.P.R.D.C.T., all of a called 0.444 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900147500, O.P.R.D.C.T., and all of a called 0.448 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900161512, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch smooth iron rod found at the intersection of the south line of Rock Island Road (variable width right-of-way) with the west line of Hardrock Road (variable width right-of-way), for the northeast corner of said 0.681 acre tract of land described in Instrument Number 201900148372;

**THENCE** Southerly along the west line of Hardrock Road the following calls:

South 00 degrees 41 minutes 04 seconds East, along the east line of said 0.681 acre tract, passing at a distance of 153.50 feet a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southeast corner of said 0.681 acre tract and the northeast corner of said 0.767 acre tract described in Instrument Number 202100087104, and continuing along the east line of said 0.767 acre tract, passing at an additional distance of 172.47 feet a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southeast corner of said 0.767 acre tract and the northeast corner of said 0.519 acre tract described in Instrument Number 201900162448, and continuing along the east line of said 0.519 acre tract an additional distance of 116.50, for a total cumulative distance of 442.47 feet to a 5/8-inch iron rod found for the southeast corner of said 0.519 acre tract, and from which a found 3/8-inch iron rod bears South 01 degree 41 minutes 37 seconds East, a distance of 12.14 feet, said point also being the

northeast corner of said 0.499 acre tract described in Instrument Number 201900148000;

South 00 degrees 39 minutes 50 seconds East, along the east line of said 0.499 acre tract, passing at a distance of 111.70 feet a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southeast corner of said 0.499 acre tract and the northeast corner of said 0.445 acre tract described in Instrument Number 201900148988, and continuing along the east line of said 0.445 acre tract an additional distance of 100.00 feet, for a total cumulative distance of 211.70 feet to a 3/8-inch iron rod found for the southeast corner of said 0.445 acre tract and the northeast corner of said 0.445 acre tract described in Instrument Number 201900162448;

South 00 degrees 52 minutes 37 seconds East, along the east line of said 0.445 acre tract, a distance of 100.09 feet to a 3/8-inch iron rod found for the southeast corner of said 0.445 acre tract and the northeast corner of said 0.446 acre tract described in Instrument Number 201900162448;

South 00 degrees 25 minutes 19 seconds East, along the east line of said 0.446 acre tract, a distance of 100.00 feet to a 1/2-inch iron rod in asphalt found for the southeast corner of said 0.446 acre tract and the northeast corner of said 0.445 acre tract described in Instrument Number 201900147600;

South 00 degrees 32 minutes 44 seconds East, along the east line of said 0.445 acre tract, a distance of 100.03 feet to a 1/2-inch iron rod in concrete found for the southeast corner of said 0.445 acre tract and the northeast corner of said 0.444 acre tract described in Instrument Number 201900162448;

South 00 degrees 46 minutes 37 seconds East, along the east line of said 0.444 acre tract, a distance of 99.97 feet to a 1/2-inch iron rod in concrete found for the southeast corner of said 0.444 acre tract and the northeast corner of said 0.444 acre tract described in Instrument Number 201900147500;

South 00 degrees 40 minutes 52 seconds East, along the east line of said 0.444 acre tract, a distance of 99.79 feet to a 1-inch iron rod found for the southeast corner of said 0.444 acre tract and the northeast corner of said 0.448 acre tract described in Instrument Number 201900161512;

South 00 degrees 41 minutes 01 second East, along the east line of said 0.448 acre tract, a distance of 99.81 feet to a 3/8-inch iron rod found for the southeast corner of said 0.448 acre tract, and from which a found 1/2-inch iron rod bears South 84 degrees 37 minutes 22 seconds West, a distance of 6.89 feet and a second found 1/2-inch iron rod bears South 87 degrees 38 minutes 57 seconds West, a distance of 21.95 feet;

THENCE South 88 degrees 40 minutes 33 seconds West, departing said west right-of-way line and along the south line of said 0.448 acre tract, a distance of 193.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southwest corner of said 0.448 acre tract, and from which said point a found 5/8-inch iron rod with a plastic cap stamped "KSC-4019" bears South 87 degrees 13 minutes 08 seconds West, a distance of 6.83 feet, said point also being the southeast corner of said 11.246 acre tract described in Instrument Number 201900162448;

THENCE South 88 degrees 39 minutes 27 seconds West, along the south line of said 11.246 acre tract, a distance of 381.36 feet to the southwest corner of said 11.246 acre tract, from which said point a found 1/2-inch iron rod in concrete bears North 89 degrees 19 minutes 39 seconds West, a distance of 5.62 feet, said point also being the southeast corner of the Liggett Substation/Store addition an addition to the City of Grand Prairie, as recorded in Volume 2001248, Page 7 of the Deed Records of Dallas County, Texas, and from which said point a 1/2-inch iron rod in concrete found for the southwest corner of said Liggett Substation/Store addition bears South 89 degrees 08 minutes 43 seconds West, a distance of 1,060.21 feet;

THENCE North 01 degree 10 minutes 35 seconds West, along the common west line of said 11.246 acre tract and east line of said Liggett Substation/Store addition, a distance of 1,272.00 feet to the northwest corner of said 11.246 acre tract and northeast corner of said Liggett Substation/Store addition on the south line of said Rock Island Road, and from which said point a found 1/2-inch iron rod with a plastic cap stamped "KSC-2617" bears North 19 degrees 11 minutes 14 seconds East, a distance of 0.30 feet, and a 1/2-inch iron rod in concrete found for the northwest corner of said Liggett Substation/Store addition bears North 89 degrees 24 minutes 15 seconds West, a distance of 1,047.51 feet;

THENCE South 89 degrees 33 minutes 05 seconds East, along the north line of said 11.246 acre tract and south line of said Rock Island Road, a distance of 393.36 feet to a 1/2-inch iron rod found for the northeast corner of said 11.246 acre tract;

THENCE South 00 degrees 29 minutes 54 seconds East, continuing along said south line and along the east line of said 11.246 acre tract, a distance of 3.78 feet to the northwest corner of said called 0.681 acre tract (unable to monument);

THENCE North 89 degrees 18 minutes 43 seconds East, continuing along said south line of said Rock Island Road and along the north line of said 0.681 acre tract, a distance of 193.16 feet to the **POINT OF BEGINNING AND CONTAINING** 733,186 square feet or 16.832 acre of land, more or less.

The above described tract being that same property described as Tracts 1 through 12 in Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment Number 3017082400090, issued April 3, 2024.