

METES AND BOUNDS DESCRIPTION
PROSE WESTCLIFF PHASE 2

WHEREAS JON E. KRABBENSCHMIDT is the owner of a 14.180-acre tract of land situated in the J.W.E. Wallace Survey, Abstract Number 1517 and the B.F. Smith Survey, Abstract Number 1377 in the City of Grand Prairie, Dallas County, Texas and being a portion of "Tract 2" as described in a General Warranty Deed to Jon E. Krabbenschmidt, as recorded under Instrument Number 201100135803, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being that certain tract of land described in a General Warranty Deed to Jon E. Krabbenschmidt, as recorded under Instrument Number 202400191870, Official Records, Dallas County, Texas (O.R.D.C.T.), same being Lot 11 and Lot 12 of Vickery Place, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 30, Page 127, Map Records, Dallas County, Texas (M.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch yellow capped iron rod set stamped "Adams Surveying Company LLC" (CIRF) for the westernmost northwest corner of the herein described tract and being the easternmost northeast corner of Lot 1, Block A of Prose Westcliff, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 202400193681, O.R.D.C.T., and being in the in the south line of Lot 8 of said Vickery Place Addition, from which a 1/2-inch iron rod found for the southwest corner of Lot 5 of said Vickery Place Addition and an inner "ell" corner of said Lot 1, bears South 89 degrees 25 minutes 04 seconds West, a distance of 330.81 feet;

THENCE North 89 degrees 25 minutes 04 seconds East, with the south line of said Vickery Place Addition and a north line of the herein described tract, a distance of 270.81 feet to a CIRF for the southwest corner of said Lot 11 and the southeast corner of Lot 10 of said Vickery Place Addition;

THENCE North 00 degrees 28 minutes 07 seconds West, with the common line of said Lot 10 and said Lot 11, being a west line of the herein described tract, a distance of 444.86 feet to a CIRF in the south right-of-way line of E. Fish Creek Road (a variable width right-of-way), being the northernmost northwest corner of the herein described tract and the northeast corner of said Lot 10, from which a 3/8-inch iron rod found bears South 72 degrees 43 minutes 03 seconds West, a distance of 2.75 feet and from which a 3/8-inch iron rod found

for the northwest corner of said Lot 5 and the northernmost northeast corner of said Lot 1 bears South 89 degrees 27 minutes 15 seconds West, a distance of 603.17 feet'

THENCE North 89 degrees 27 minutes 15 seconds East, with the south right-of-way line of said E. Fish Creek Road and the north line of the herein described tract, a distance of 228.90 feet to a CIRF for the northernmost northeast corner of the herein described tract and being the northwest corner of that certain tract of land described in a Warranty Deed to Scott J. Johnson, as recorded under Instrument Number 200503597030, O.P.R.D.C.T., from which a 1/2-inch iron rod found for the northeast corner of said Johnson tract bears North 89 degrees 27 minutes 15 seconds East, a distance of 97.82 feet;

THENCE South 04 degrees 58 minutes 22 seconds West, departing the south right-of-way line of said E. Fish Creek Road, with the east line of the herein described tract and the west line of said Johnson tract, a distance of 446.82 feet to a CIRF for the southwest corner of said Johnson tract and the southeast corner of said Lot 12, from which a 1/2-inch iron rod found bears South 57 degrees 43 minutes 50 seconds West, a distance of 2.53 feet;

THENCE North 89 degrees 25 minutes 04 seconds East, with a north line of the herein described tract, passing a 1/2-inch iron rod found for the southeast corner of said Johnson tract and the southwest corner of Lot 1 of Charter School Solutions Subdivision, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201800094302, O.P.R.C.T., for a distance of 97.84 feet and continuing, in all, for a total distance of 281.91 feet to a CIRF for the easternmost northeast corner of the herein described tract;

THENCE South 00 degrees 27 minutes 18 seconds East, departing the south line of said Lot 1 of Charter School Solutions Subdivision, traversing over, across and through said "Tract 2", and with the east line of there herein described tract, a distance of 760.12 feet to a CIRF for the southeast corner of the herein described tract, being in the north right-of-way line of service road of Interstate Highway 20 (a variable width right-of-way);

THENCE in a westerly direction with the north service road of said Interstate Highway 20 the following two (2) calls:

North 85 degrees 46 minutes 05 seconds West, a distance of 126.16 feet to a CIRF for corner;

North 81 degrees 40 minutes 39 seconds West, a distance of 620.76 feet to a CIRF for the southwest corner of the herein described tract and the southeast corner of Lot 1 of said Prose Westcliff, from which a 5/8-inch iron rod found bears North 81 degrees 40 minutes 39 seconds West, a distance of 612.86 feet;

THENCE North 00 degrees 27 minutes 18 seconds West, departing the north right-of-way line of said Interstate Highway 20, with the east line of said Lot 1 of Prose Westcliff and the west line of the herein described tract, a distance of 653.44 feet to the POINT OF BEGINNING and CONTAINING 14.180 acres (617,661 square feet) of land, more or less.