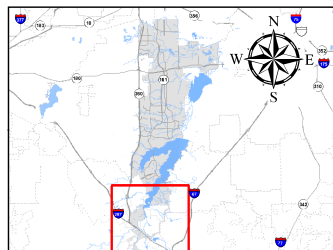


-  Location
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 1.1 Miles

Grand Prairie
TEXAS

PLANNING
Date: 10/31/2024

Exhibit A
Metes and Bounds Description of Planned Development (PD)

NOTE: THE FOLLOWING PROPERTY IS ZONED AS A PLANNED DEVELOPMENT DISTRICT BY THE ADOPTION OF THIS ORDINANCE ONLY TO THE EXTENT SUCH PROPERTY IS LOCATED IN THE CORPORATE BOUNDARIES OF THE CITY OF GRAND PRAIRIE.

TRACT 1 ETJ – 1,045 ACRES

BEING A 1,045 ACRE TRACT OF LAND, SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1056, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 1086, J. JONES SURVEY, ABSTRACT NO. 583, JOSEPH STEWART SURVEY, ABSTRACT NO. 961, AND THE A. REEVES SURVEY, ABSTRACT NO. 939, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC GPM LLC AS RECORDED IN INSTRUMENT NO. 2213805, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), ALSO BEING A PORTION OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY HILL LLC, AS RECORDED IN INSTRUMENT NO.'S 2224153 AND 2224154, D.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found Aluminum Disk TX-DOT monument being a point in the existing northeast right-of-way line of West U.S. Highway 287 (having a variable width Right-Of-Way), also being the west corner of a tract of land described by deed to Kreher Steel Co. Inc., as recorded in Volume 2244, Page 1334, D.R.E.C.T.;

THENCE North 30°37'22" West, a distance of 2,469.23 feet to the POINT OF BEGINNING, being a set 1/2 inch iron rod with a "Graham Assoc Inc" (GAI) cap, and being in the southeast line of a tract of land conveyed by deed to Dr. R. G. Alexander, DDS, MSD, and Spouse Janna Alexander, as recorded in Volume 2600, Page 1493, D.R.E.C.T., also being in the northwest line of said HC Harmony Hill, LLC tract,

THENCE North 59°28'48" East, continuing along the said southeast line of the Alexander tract, a distance of 1,227.56 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 59°42'41" East, continuing along the said southeast line of the Alexander tract, a distance of 1353.49 feet to a set 1/2 inch iron rod with a "GAI" cap, being the east corner of said Alexander tract, also being the southwest corner of the northern remainder tract of land of said deed to Randol Mill Capital LLP;

THENCE North 00°25'19" West, along the south line of said Randol Mill Capital LLP northern tract, a distance of 199.74 feet to a found 1/2 inch iron rod with a yellow cap stamped "DCA INC", being the southeast corner of said Randol Mill Capital LLP northern tract;

THENCE North 80°44'05" East, leaving the said south line of Randol Mill Capital LLP northern tract, and along the east line of said Randol Mill Capital LLP northern tract, a distance of 901.24 feet to a found 1/2 inch iron rod with a yellow cap stamped "DCA INC", being the northeast corner of said Randol Mill Capital LLP northern tract;

THENCE North 00°34'32" West, leaving the said east line of Randol Mill Capital LLP northern tract, and along the north line of said Randol Mill Capital LLP northern tract, a distance 1162.27 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of said Randol Mill Capital LLP northern tract, also being in the east line of said Alexander tract;

Exhibit A - Boundary Description
Page 3 of 14

THENCE South 80°39'59" West, leaving the said north line of said Randol Mill Capital LLP northern tract, and along the said east line of the Alexander tract, a distance of 899.64 feet to a set 1/2 inch iron rod with a "GAI" cap, being the north corner of said Alexander tract, also being a point for corner on the east line of a U.S.A. tract taken for lake purposes;

THENCE along said east line of U.S.A. Lake tract the following bearings and distances:

North 00°39'30" West, a distance of 1020.64 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 00°18'44" West, a distance of 377.75 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 74°18'19" East, a distance of 313.49 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 84°01'57" East, a distance of 690.12 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 67°27'25" West, a distance of 467.88 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 06°00'25" West, a distance of 1605.91 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 34°58'18" East, a distance of 449.38 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 87°16'02" East, a distance of 508.67 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 03°14'20" East, a distance of 467.31 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 29°57'57" West, a distance of 469.84 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 63°28'38" West, a distance of 386.07 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southeast corner of a tract of land described by deed to the U.S.A., as recorded in Volume 696, Page 307, D.R.E.C.T.;

THENCE leaving said east line of U.S.A. Lake tract, and along the east line of said U.S.A. tract the following bearings and distances:

North 00°44'59" West, a distance of 314.29 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 00°22'03" West, a distance of 342.47 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 51°17'16" West, a distance of 518.01 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

Exhibit A - Boundary Description
Page 4 of 14

North 28°37'06" East, a distance of 559.09 feet to a found Aluminum Army Corp of Engineers monument for a point;

North 50°53'29" East, a distance of 867.05 feet to a found Aluminum Army Corp of Engineers monument for a point;

North 16°55'44" East, a distance of 515.50 feet to a found 5/8 inch iron rod, being in the southwest corner of a tract of land described by deed to the City of Grand Prairie, as recorded in Volume 2458, Page 370. D.R.E.C.T.;

THENCE South 89°56'00" East, leaving said east line of the U.S.A. tract, and along the south line of said Grand Prairie tract, a distance of 318.30 feet to a found Mag Nail, being the southeast corner of said City of Grand Prairie tract, also being in the southwest line of a tract of land described by deed to Atherton & Murphy Holdings Inc., as recorded in Volume 973, Page 263, D.R.E.C.T.;

THENCE South 00°04'27" West, leaving the said south line of the Grand Prairie tract, and along the said southwest line of Atherton & Murphy tract, a distance of 1557.48 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 89°50'14" East, continuing along the said southwest line of the Atherton & Murphy tract, a distance of 1088.78 feet to a found Mag Nail, being the northwest corner of a tract of land described by deed to Hal T. Thorne, as recorded in Instrument No. 1632258, D.R.E.C.T.;

THENCE South 00°08'12" East, leaving the said southwest line of the Atherton & Murphy tract, and along the west of said Thorne tract, a distance of 711.72 feet to a found 1/2 inch iron rod with a cap stamped "LANDPOINT", being the southwest corner of said Thorne tract;

THENCE North 89°51'04" East, leaving said west line of, and along the south line of said Thorne tract, a distance of 2090.91 feet to a found 5/8 inch iron rod with a cap stamped "LANDPOINT", being the southeast corner of said Thorne tract, also being in the said southwest line of the Atherton & Murphy tract;

THENCE South 43°37'04" East, leaving the said south line of the Thorne tract, and along the said southwest line of the Atherton & Murphy tract, a distance of 495.81 feet to a found 5/8 inch iron rod with a cap stamped "LANDPOINT" for a point;

THENCE South 59°31'36" East, continuing along said southwest line of the Atherton & Murphy tract, a distance of 712.62 feet to a found Mag Nail for a point;

THENCE South 39°45'25" East, continuing along said southwest line of the Atherton & Murphy tract, a distance 435.78 feet to a 1/2 inch with a yellow cap stamped "DCA INC" for a point;

THENCE South 06°10'01" East, continuing along the said southwest line of the Atherton & Murphy tract, until passing at a distance of 239.34 feet the south corner of said Atherton & Murphy tract, being the northwest corner of a tract of land described to the TCBL Corporation, as recorded in Volume 2160, Page 27, D.R.E.C.T., and continuing along the west line of said TCBL Corporation tract, a total distance of 596.39 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the north line of a tract of land described by deed to Burnitt Irrevocable Trust, as recorded in Document Number 1519720, D.R.E.C.T.;

THENCE South 88°42'01" West, a distance of 935.97 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of a tract of land described by deed to Michael Graham, as recorded in Volume 2384, Page 642, D.R.E.C.T., also being the northern most northeast corner of a tract of land described by deed to One Windsor Hills LP, as recorded in Volume 2199, Page 2119, D.R.E.C.T.;

Exhibit A - Boundary Description
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THENCE South 89°46'05" West, along the north line of said One Windsor Hills tract, a distance of 562.56 feet to a set 1/2 inch iron rod with a "GAI" cap, being a point in the east line of a tract of land described by deed to Texas Midstream Gas Services as recorded in Volume 2687, Page 2254, D.R.E.C.T.;

THENCE North 01°07'09" West, leaving the said north line of the One Windsor Hills tract, and along the said east line of the Texas Midstream tract, a distance of 184.68 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of said Texas Midstream tract;

THENCE South 83°27'27" West, leaving said east line of, and along the north line of said Texas Midstream tract, a distance of 1386.37 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of said Texas Midstream tract;

THENCE South 01°07'51" East, leaving said north line of, and along the west of said Texas Midstream tract, a distance of 32.27 feet to a set 1/2 inch rod with a "GAI" cap, being in the north line of said One Windsor tract;

THENCE South 89°46'05" West, leaving the said west line of the Texas Midstream tract, and along the said north line of the One Windsor tract, a distance of 59.03 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of said One Windsor tract;

THENCE South 00°13'55" East, leaving the said north line of, and along the west line of said One Windsor tract, a distance of 1965.03 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said One Windsor tract;

THENCE South 83°32'55" East, leaving the said west line of, and along the south of said One Windsor tract, a distance of 447.87 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of a tract of land described by the deed recorded in JAS Holdings LLC, as recorded in Volume 2051, Page 2082, D.R.E.C.T.;

THENCE South 00°16'39" East, leaving the said south line of the One Windsor tract, and along the west line of said JAS Holdings tract, a distance of 712.69 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 28°35'03" East, continuing along said west line of the JAS Holdings tract, a distance of 1286.07 feet to a 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said JAS Holdings tract, also being the northwest corner of the remainder of Tract II described by deed to One Windsor Hills LP, as recorded in Volume 2199, Page 2425, D.R.E.C.T.;

THENCE South 28°35'55" East, leaving the said west line of the JAS Holdings tract, and along the west line of said remainder of Tract II, distance of 306.17 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the right having a radius of 1560.13 feet, a central angle of 24°18'13", and a long chord which bears South 16°26'49" East, 656.83 feet;

THENCE continuing along the said west line of remainder of Tract II, and along said curve to the right, an arc distance of 661.78 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 04°17'42" East, continuing along the said west line of remainder of Tract II, a distance of 276.60 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said remainder of Tract II;

Exhibit A - Boundary Description
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THENCE North 89°32'54" East, along the south line of said remainder of Tract II, a distance of 1028.27 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 00°43'43" West, leaving said south line of the remainder of Tract II, a distance of 1491.00 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 04°47'16" East, a distance of 33.02 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 63°08'29" West, a distance of 760.55 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 61°09'15" West, a distance of 322.66 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 63°34'35" West, a distance of 272.26 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 68°55'46" West, a distance of 241.36 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 71°19'10" West, a distance of 270.19 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 80°23'15" West, a distance of 1119.17 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 30°27'05" East, a distance of 808.63 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 59°50'30" West, a distance of 1658.80 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 50°44'03" West, a distance of 834.78 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the south line of the southern remainder of a tract of land described by deed to Randol Mill Capital LLP, as recorded in Volume 2181, Page 1612, D.R.E.C.T.;

THENCE North 81°42'35" East, along the south line of said Randol Mill Capital southern tract, a distance of 657.72 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the southeast corner of said Randol Mill Capital southern tract;

THENCE North 30°55'31" West, leaving said south line of, and along the east line of said Randol Mill Capital southern tract, a distance of 1162.24 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of said Randol Mill Capital southern tract;

THENCE South 81°41'41" West, leaving said east line of, and along the north line of said Randol Mill Capital southern tract, a distance of 899.91 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the northwest corner of said Randol Mill Capital southern tract;

THENCE South 30°54'43" East, leaving the said north line, and along the west line of said Randol Mill Capital southern tract, a distance of 210.08 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the

Exhibit A - Boundary Description
Page 7 of 14

north corner of a tract of land described by deed to Wendell G. Watson, ET AL, as recorded in Volume 1047, Page 663, D.R.E.C.T.;

THENCE South 58°50'54" West, leaving said west line of Randol Mill Capital southern tract, and along the northwest line of said Wendell G. Watson tract, being a common line, a distance of 152.33 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 50°43'31" West, leaving said common line, a distance of 3,174.58 feet to the POINT OF BEGINNING and CONTAINING 45,534,748 square feet, 1,045 acres of land, more or less.

TRACT 2 – 94.12 ACRES

BEING A 94.12 ACRE TRACT OF LAND SITUATED IN THE J. JONES, ABSTRACT NO. 583 AND THE A. REEVES SURVEY, ABSTRACT NO. 939, ELLIS COUNTY, TEXAS, BEING PART OF TRACT OF LAND CONVEYED TO HC GPM LLC, RECORDED IN INSTRUMENT NO. 2213805, DEED RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found TxDOT Aluminum Disk, being in the existing northeast right-of-way line of West U.S. Highway 287 (having a variable width Right-Of-Way), and being in the southwest line of said HC GPM LLC tract, being a common line;

THENCE North 51°07'00" West, a distance of 490.32 feet to the POINT OF BEGINNING, being a set 1/2 inch iron rod with a "Graham Assoc Inc" (GAI) cap, and being in said common line, and also being in the northwestern city limit line of Midlothian, Texas;

THENCE North 49°03'20" West, along said common line, a distance of 311.98 feet to a set 1/2 inch iron rod with GAI cap, for the beginning of a non-tangent curve to the right, having a radius of 1585.00 feet, a central angle of 20°33'33" and a long chord which bears North 50°38'59" East, 565.69 feet;

THENCE along said non-tangent curve to the right, leaving said common line, an arc distance of 568.74 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 47°29'39" West, a distance of 787.92 feet to a set 1/2 inch iron rod with GAI cap, being the southeast corner of a tract of land described by deed to Wendell G. Watson Et Al, as recorded in Volume 1047, Page 663, Deed Records, Ellis County, Texas;

THENCE North 30°46'51" West, along the east line of said Wendell G. Watson tract, a distance of 229.26 feet to a set 1/2 inch iron rod with GAI cap, being the southwest corner of a remainder tract of land described by deed to Randol Mill Capital, LLP, as recorded in Volume 2181, Page 1612, Deed Records, Ellis County, Texas;

THENCE North 81°42'35" East, along the south line of said Randol Mill Capital tract, a distance of 242.63 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 50°43'31" East, leaving said south line of Randol Mill Capital tract, a distance of 834.69 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 59°50'30" East, a distance of 1658.87 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 30°27'05" West, a distance of 808.63 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 80°23'15" East, a distance of 1119.17 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 71°19'10" East, a distance of 270.19 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 68°55'46" East, a distance of 241.36 feet to a set 1/2 inch iron rod with GAI cap;

Exhibit A - Boundary Description
Page 10 of 14

THENCE North 63°34'35" East, a distance of 272.26 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 61°09'15" East, a distance of 322.66 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 63°08'29" East, a distance of 760.55 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 04°47'16" West, a distance of 33.02 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 00°43'43" East, a distance of 1491.00 feet to a set 1/2 inch iron rod with GAI cap, being in the south line of Tract II, as described by deed to One Windsor Hills, LP, as recorded in Volume 2199, Page 2425, Deed Records, Ellis County, Texas;

THENCE North 89°32'54" East, along said south line of One Windsor Hills, LP tract, a distance of 494.67 feet to a set 1/2 inch iron rod with GAI cap, being in the northwestern city limit line of Midlothian, Texas;

THENCE South 00°42'37" West, leaving said south line of One Windsor Hills, LP tract, along said city limit line, a distance of 1477.26 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 04°47'16" East, continuing along said city limit line, a distance of 476.87 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 29°51'04" West, a distance of 133.25 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 61°25'14" West, a distance of 290.88 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 63°08'29" West, a distance of 737.31 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 61°09'15" West, a distance of 324.54 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 63°34'35" West, a distance of 305.87 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 68°55'46" West, a distance of 274.83 feet to a set 1/2 inch iron rod with GAI cap;

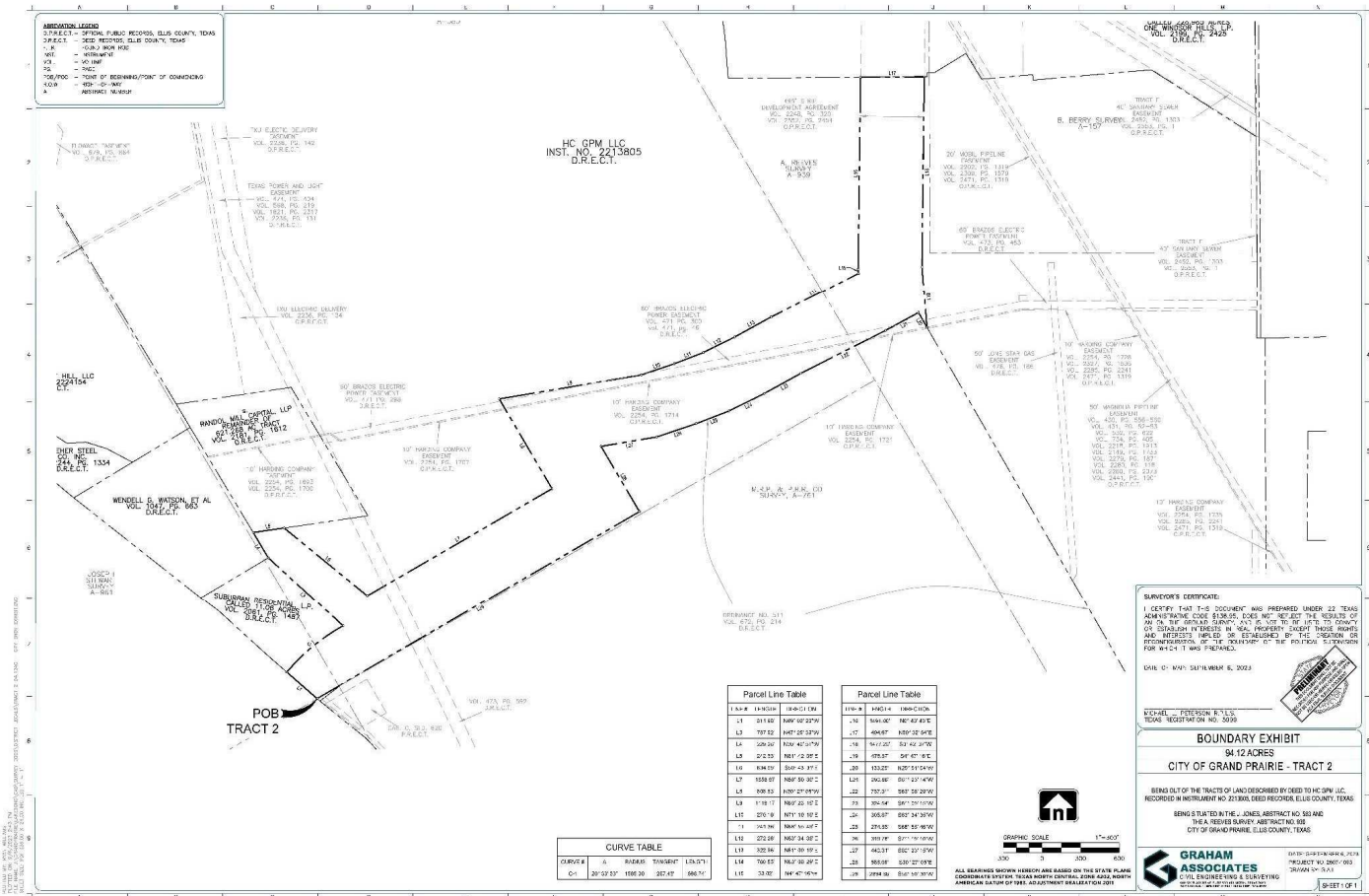
THENCE South 71°19'10" West, a distance of 319.78 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 80°23'15" West, a distance of 440.31 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 30°27'05" East, a distance of 588.09 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 59°50'30" West, a distance of 2894.98 feet to the POINT OF BEGINNING and CONTAINING 4,099,911 square feet, 94.12 acres of land, more or less.

Exhibit A - Boundary Description Page 11 of 14



ABBREVIATION LEGEND
 D - DIRECTION
 S - SURFACE
 R - RECORD
 L - LINE
 M - METER
 C - CENTER
 T - TANGENT
 A - ANGLE
 B - BEARING
 P - POINT
 S - SURFACE
 R - RECORD
 L - LINE
 M - METER
 C - CENTER
 T - TANGENT
 A - ANGLE
 B - BEARING
 P - POINT

HC OPM LLC
 INST. NO. 2213805
 D.R.E.C.T.

SURVYOR'S CERTIFICATE
 I CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE 21.001, DOES NOT VIOLATE THE REALTOR'S OR ANOTHER PROFESSIONAL CODE OF ETHICS, AND DOES NOT VIOLATE ANY OTHER APPLICABLE LAW, RULE, OR REGULATION. I AM A LICENSED SURVYOR IN THE STATE OF TEXAS AND MY LICENSE NO. IS 10000. I AM NOT PROVIDING THIS SERVICE FOR WHICH IT WAS PERFORMED.
 DATE: 01/24/2023

BOUNDARY EXHIBIT
 94.12 ACRES
 CITY OF GRAND PRAIRIE - TRACT 2

BEING PART OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC OPM LLC, RECORDED IN INSTRUMENT NO. 21300, DEED RECORD, ELLIS COUNTY, TEXAS
 BEING PART OF THE JONES ABSTRACT NO. 80 AND
 BEING A BESSY SURVEY ABSTRACT NO. 88
 CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

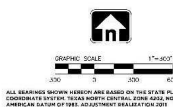
GRAHAM ASSOCIATES
 CIVIL ENGINEERS & SURVEYORS
 1810 SOUTH BROADWAY, SUITE 100
 DALLAS, TEXAS 75201
 PHONE: 214-343-1111
 FAX: 214-343-1112
 PROJECT NO. 2007-003
 SHEET 11 OF 11

CURVE TABLE

CURVE #	ARC	TANGENT	CHORD
C1	201.57	1100.20	227.47

Parcel Line Table

LINE #	BEARING	DISTANCE
L1	S 11.14 W	180.00
L2	S 78.52 W	180.00
L3	S 25.25 W	180.00
L4	S 84.75 W	180.00
L5	S 89.87 W	180.00
L6	S 89.87 W	180.00
L7	S 89.87 W	180.00
L8	S 89.87 W	180.00
L9	S 89.87 W	180.00
L10	S 89.87 W	180.00
L11	S 89.87 W	180.00
L12	S 89.87 W	180.00
L13	S 89.87 W	180.00
L14	S 89.87 W	180.00
L15	S 89.87 W	180.00
L16	S 89.87 W	180.00
L17	S 89.87 W	180.00
L18	S 89.87 W	180.00
L19	S 89.87 W	180.00
L20	S 89.87 W	180.00
L21	S 89.87 W	180.00
L22	S 89.87 W	180.00
L23	S 89.87 W	180.00
L24	S 89.87 W	180.00
L25	S 89.87 W	180.00
L26	S 89.87 W	180.00
L27	S 89.87 W	180.00
L28	S 89.87 W	180.00
L29	S 89.87 W	180.00
L30	S 89.87 W	180.00



TRACT 3 – 61.31 ACRES

BEING A 61.31 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH STEWART SURVEY, ABSTRACT NO. 961, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY HILL LLC AS RECORDED IN INSTRUMENT NO.'S 2224153 AND 2224154, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found Aluminum Disk TX-DOT monument being a point in the existing northeast right-of-way line of West U.S. Highway 287 (having a variable width Right-Of-Way), also being the west corner of a tract of land described by deed to Kreher Steel Co. Inc., as recorded in Volume 2244, Page 1334, D.R.E.C.T.;

THENCE along the said existing northeast right-of-way line of West U.S. Highway 287 the following bearings and distances:

North 50°39'14" West, a distance of 1203.70 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 50°53'38" West, a distance of 58.13 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 52°32'36" West, a distance of 196.96 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 50°38'03" West, a distance of 1181.10 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 46°40'14" West, a distance of 61.88 feet to a found Aluminum Disk TX-DOT monument for a point;

North 50°46'02" West, a distance of 228.94 feet to a set 1/2 inch iron rod with a "GAI" cap, being the south corner of a tract of land described by deed to Dr. R. G. Alexander, DDS, MD, and spouse Janna Alexander, as recorded in Volume 2600, Page 1493, D.R.E.C.T.;

THENCE North 60°04'27" East, leaving the said existing northeast right-of-way line of West U.S. Highway 287, and along the southeast line of said Alexander tract, a distance of 845.68 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 01°07'47" East, continuing along the said southeast line of the Alexander tract, a distance of 312.79 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 59°28'48" East, continuing along the said southeast line of the Alexander tract, a distance of 314.47 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 50°43'31" East, leaving said southeast line of the Alexander tract, a distance of 3174.58 feet to a set 1/2 inch iron rod with a "GAI" cap for a point, being in the southeast line of said HC Harmony Hill LLC tract, and being in the northwest line of a tract of land described by deed to Wendell G. Watson, ET AL, as recorded in Volume 1047, Page 663, D.R.E.C.T., being a common line;

THENCE South 58°50'54" West, along said common line, a distance of 371.88 feet to a set 1/2 inch iron rod with a "GAI" cap, being the east corner of said Kreher Steel tract;

Exhibit A - Boundary Description
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THENCE along the northeast and northwest line of said Kreher Steel tract the following bearings and distances:

North 62°14'04" West, a distance of 228.11 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 72°36'09" West, a distance of 170.09 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 85°23'38" West, a distance of 141.06 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 57°25'06" West, a distance of 229.20 feet to a set 1/2 inch iron rod with a "GAI" cap, being the north corner of said Kreher Steel tract;

South 46°28'11" West, a distance of 221.97 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 30°00'31" West, a distance of 45.27 feet to the POINT OF BEGINNING and CONTAINING 2,670,822 square feet, 61.31 acres of land, more or less.

