

Description for Zoning Purposes

BEING A 36.75 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING PART OF THAT 39.82 TRACT OF LAND CONVEYED TO ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SQUARE 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 39.82 ACRE TRACT AND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GROUND COORDINATE VALUE OF **N:6922530.22, E: 2514390.35** FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, N 30°51'27" W, A DISTANCE OF 1166.56 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 39.82 ACRE TRACT;

THENCE, N 59°01'35" E, A DISTANCE OF 1287.60 FEET TO A POINT IN THE NORTH LINE OF SAID 39.82 ACRE TRACT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 36.75 ACRE TRACT AND FROM WHICH A POINT IN A 14" HACKBERRY TREE IN THE WEST LINE OF JJ LEMMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID 39.82 ACRE TRACT BEARS N 59°01'35" E, A DISTANCE OF 198.87 FEET AND FROM SAID POINT IN A HACKBERRY TREE 1" IRON ROD FOUND BEARS N 59°22'25" W, A DISTANCE OF 2.25 FEET;

THENCE, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 30°58'25" E, A DISTANCE OF 405.00 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

THENCE, N 59°01'35" E, A DISTANCE OF 197.66 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 59°01'35" W, A DISTANCE OF 197.48 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

THENCE, S 30°58'25" E, A DISTANCE OF 290.60 FEET TO A POINT FOR CORNER OF SAID 36.75 ACRE TRACT;

THENCE, N 48°01'35" E, A DISTANCE OF 200.41 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 450.69 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 39.82 TRACT AND FROM WHICH A 1/2" IRON ROD FOUND BEARS S 30°51'02" E, A DISTANCE OF 511.68 FEET;

THENCE, DEPARTING THE WEST LINE OF JJ LEMMON ROAD, S 59°05'02" W, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 1.96 FEET AND CONTINUING IN ALL A DISTANCE OF 1485.34 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.75 ACRES OR 1,600,704 SQ. FEET OF LAND, MORE OR LESS.

***** THE DESCRIPTION ABOVE IS INTENDED FOR ZONING PURPOSES ONLY, IT SHALL NOT BE USED OR RELIED UPON AS A SUBDIVISION OF LAND OR OTHER LAND TRANSACTIONS. *****