

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE AN AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, A TEXAS HOME-RULE MUNICIPALITY SITUATED IN DALLAS AND KAUFMAN COUNTIES, TEXAS, AND MESQUITE RODEO CITY REINVESTMENT ZONE NUMBER ONE, CITY OF MESQUITE, TEXAS, REGARDING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE IRON HORSE VILLAGE PUBLIC IMPROVEMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas ("City"), created Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas ("TIRZ"), and established a Board of Directors for the TIRZ (the "Board") to promote development or redevelopment in the TIRZ pursuant to Ordinance No. 3138, approved by the City Council of the City ("City Council") on February 3, 1997, in accordance with the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 ("Act"); and

WHEREAS, MM Mesquite 50, LLC ("Developer"), desires to improve and develop a site consisting of approximately 56.11 acres of real property located within the TIRZ ("Property") as a mixed use development containing retail, restaurant, office, residential components and other associated uses consisting of approximately 336 single-family lots and 130,000 square feet of restaurant and retail space ("Development"), which Property is currently located in the corporate limits of the City and is described by metes and bounds and depicted on Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Developer intends to design, construct and install and/or make financial contributions to certain public improvements for the benefit of the Development ("Public Improvements"); and

WHEREAS, the City, subject to the approval of the City Council, intends to create the Iron Horse Village Public Improvement District pursuant to Chapter 372, Texas Local Government Code, as amended (the "District"), the boundaries of which are to be coterminous with the Property and located within the TIRZ, and, subject to approval of the City Council, will levy special assessments on properties within the District to pay for construction of the Public Improvements ("Assessments"), all as set forth in that certain service and assessment plan to be approved by the City regarding the levy of special assessments ("Service and Assessment Plan"); and

WHEREAS, the City, subject to the approval of the City Council, intends to issue special assessment revenue bonds (the "Iron Horse Village PID Bonds") containing a pledge of the Assessments for the purpose of providing funds to construct the Public Improvements; and

WHEREAS, on December 3, 2018, the Board adopted an amended project and financing plan for the TIRZ (the "2018 Amended Project and Financing Plan") which includes the Public Improvements for the Development; and

WHEREAS, the 2018 Amended Project and Financing Plan provides for the collection of seventy-five percent (75%) of the City's ad valorem tax increment from within the boundaries of the District in each year (the "Iron Horse TIRZ Revenues"), to be deposited into a tax increment fund (the "Iron Horse TIRZ Account"), for a period of up to thirty-one (31) years or until the total tax increment collected in the Iron Horse TIRZ Account equals \$18,500,000, whichever is first; and

WHEREAS, the Iron Horse TIRZ Revenues are intended by the TIRZ and the City to be dedicated to the payment of the costs of construction of the Public Improvements necessary for the Development for a period of up to thirty-one (31) years or until the total tax increment collected in the Iron Horse TIRZ Account equals \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first; and

WHEREAS, the City and the TIRZ intend for the Iron Horse TIRZ Revenues to be transferred to the City and used to off-set or pay a portion of the Assessments levied within the District for the Public Improvements in order to lower the amount of the Assessments on properties within the District in each year for a period of up to thirty-one (31) years or until the amount of Iron Horse TIRZ Revenues totals \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first; and

WHEREAS, the Board found that the use of Iron Horse TIRZ Revenues in the Iron Horse TIRZ Account for a period of up to thirty-one (31) years or until the amount of Iron Horse TIRZ Revenues total \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first, to pay all or a portion of the Assessments levied for the Public Improvements on properties within the District is necessary for the implementation of the 2018 Amended Project and Financing Plan; and

WHEREAS, the TIRZ desires to enter into an agreement with the City with respect to the matters set forth herein, a true and correct copy of such agreement being attached hereto as Exhibit "B" and made a part hereof for all purposes (the "Agreement"); and

WHEREAS, the Board found and determined that the approval of the Agreement by the Board and the Board's recommendation to the City Council to approve the Agreement is in the best interests of the TIRZ and the citizens of the City; and

WHEREAS, the City finds and determines that the Agreement is in the best interests of the TIRZ and the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the statements, facts, findings and recitals set forth above are hereby found and declared to be true and correct and are incorporated into this Resolution and adopted as part of this Resolution for all purposes.

SECTION 2. That in accordance with the Act, the City Council of the City of Mesquite, Texas, hereby approves the Agreement, attached hereto as Exhibit "B" and incorporated herein for all purposes, and hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 3. That the City Manager is hereby authorized to take such actions and to execute such documents as may be necessary or advisable to carry out the intent and purpose of this Resolution.

SECTION 4. That should any word, sentence, clause, paragraph or provision of this resolution be held to be invalid or unconstitutional, the validity of the remaining provisions of this resolution shall not be affected and shall remain in full force and effect.

SECTION 5. That this resolution shall take effect immediately from and after its passage.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of December 2018.

Stan Pickett
Mayor

ATTEST:

APPROVED:

Sonja Land
City Secretary



David L. Paschall
City Attorney

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462 and the JOB BADGLEY SURVEY, ABSTRACT NO. 74, in the City of Mesquite, Dallas County, Texas, and being all of the tracts of land (Tract 2, Tract 3 and Tract 5) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 200600158939, Official Public Records, Dallas County, Texas, and all of the tracts of land (Tract I and Tract II) described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 20070091617, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Westerly right-of-way of Hickory Tree Road, a variable width right-of-way, with the Northerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 89 deg 05 min 14 sec West, departing the Westerly right-of-way of said Hickory Tree Road, along the Northerly right-of-way of said Rodeo Drive, a distance of 166.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 43 min 52 sec West, departing the Northerly right-of-way of said Rodeo Drive, a distance of 274.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 deg 07 min 34 sec West, a distance of 179.97 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 45 min 54 sec West, a distance of 222.59 feet to a point for corner from which a 1/2-inch iron rod found bears South 03 deg 10 min 10 sec West, a distance of 0.37 feet;

THENCE South 89 deg 09 min 20 sec West, a distance of 366.01 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 deg 44 min 50 sec East, a distance of 497.71 feet to a point for corner on the Northerly right-of-way of said Rodeo Drive from which a 1/2-inch iron rod found bears South 48 deg 42 min 54 sec West, a distance of 0.26 feet;

THENCE along the Northerly and Easterly rights-of-way of said Rodeo Drive, the following courses and distances:

South 89 deg 05 min 14 sec West, a distance of 208.76 feet to a 1/2-inch iron rod found for corner;

North 45 deg 54 min 46 sec West, a distance of 14.20 feet to a point for corner from which a 1/2-inch iron rod found bears North 03 deg 20 min 09 sec East, a distance of 0.24 feet;

North 00 deg 53 min 15 sec West, a distance of 269.09 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 05 deg 15 min 44 sec, a chord bearing of North 01 deg 46 min 53 sec East, and a chord length of 52.33 feet;

Along said curve to the right, an arc distance of 52.35 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner;

North 04 deg 24 min 44 sec East, a distance of 153.53 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 67 deg 14 min 45 sec East, a distance of 0.25 feet, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of North 30 deg 31 min 28 sec West, and a chord length of 721.56 feet;;

Along said curve to the left, an arc distance of 768.26 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "NDM" found bears South 37 deg 12 min 45 sec West, a distance of 0.28 feet, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 44 deg 08 min 52 sec, a chord bearing of North 43 deg 23 min 12 sec West, and a chord length of 428.42 feet;

Along said curve to the right, an arc distance of 439.20 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 61 deg 43 min 29 sec West, a distance of 0.26 feet, at the Southwesterly end of a corner clip at the intersection of the Easterly right-of-way of said Rodeo Drive with the Southerly right-of-way of W. Scyene Road, a variable width right-of-way;

THENCE North 30 deg 06 min 45 sec East, along said corner clip, a distance of 25.49 feet to a 1/2-inch iron rod found for corner on the Southerly right-of-way of said W. Scyene Road at the Northeasterly end of said corner clip;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 80 deg 32 min 52 sec East, a distance of 181.60 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 54 min 23 sec East, a distance of 310.18 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 62 deg 47 min 33 sec East, a distance of 160.34 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner said point being the beginning of a non-tangent curve to the right having a radius of 1591.54 feet, a central angle of 06 deg 29 min 33 sec, a chord bearing of North 84 deg 02 min 09 sec East, and a chord length of 180.25 feet;

Along said non-tangent curve to the right, an arc distance of 180.35 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 86 deg 05 min 47 sec East, a distance of 1.76 feet;

THENCE South 00 deg 49 min 10 sec East, departing the Southerly right-of-way of said W. Scyene Road, a distance of 141.43 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 60 deg 00 min 13 sec East, a distance of 2.02 feet;

THENCE South 44 deg 54 min 31 sec West, a distance of 43.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg 55 min 12 sec East, a distance of 334.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 02 deg 02 min 41 sec East, a distance of 230.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road;

THENCE South 87 deg 41 min 15 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 30.27 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 02 deg 05 min 15 sec West, departing the Southerly right-of-way of said W. Scyene Road, a distance of 230.10 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 87 deg 53 min 05 sec East, a distance of 303.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner on the Westerly right-of-way of Interstate Highway 635, a variable width right-of-way;

THENCE South 18 deg 47 min 13 sec East, along the Westerly right-of-way of said Interstate Highway 635, a distance of 346.59 feet to a mag nail set for corner at the intersection of the Westerly right-of-way of said Interstate Highway 635 with the Westerly right-of-way of said Hickory Tree Road;

THENCE along the Westerly right-of-way of said Hickory Tree Road, the following courses and distances:

South 00 deg 56 min 53 sec East, a distance of 119.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 56 min 59 sec East, a distance of 422.31 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 10 deg 39 min 07 sec West, a distance of 49.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 44 min 00 sec East, a distance of 5.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 89 deg 09 min 20 sec East, a distance of 9.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 41 min 55 sec East, continuing along the Westerly right-of-way of said Hickory Tree Road, a distance of 496.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 31.941 acres or 1,391,331 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

**PROPERTY DESCRIPTION
(TRACT 2)**

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being a portion of a tract of land (Tract 1) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Northwest end of a corner clip at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 59 deg 22 min 03 sec East, along said corner clip, a distance of 30.60 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner on the Westerly right-of-way of Rodeo Drive at the Southeast end of said corner clip, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 45 deg 17 min 04 sec, a chord bearing of South 42 deg 49 min 07 sec East, and a chord length of 485.07 feet;

THENCE along the Westerly right-of-way of said Rodeo Drive, the following courses and distances:

Along said curve to the left, an arc distance of 497.93 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of South 30 deg 31 min 28 sec East, and a chord length of 652.84 feet;

Along said curve to the right, an arc distance of 695.12 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 50 deg 46 min 52 sec East, a distance of 0.33 feet;

South 04 deg 24 min 44 sec West, a distance of 26.90 feet to a point for corner from which a 1/2-inch iron rod found bears North 54 deg 32 min 12 sec East, a distance of 0.23 feet;

THENCE South 89 deg 08 min 21 sec West, departing the Westerly right-of-way of said Rodeo Drive, a distance of 428.87 feet to a point for corner on the East line of Town Ridge Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 84217, Page 3610, Official Public Records, Dallas

County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears North 89 deg 26 min 19 sec East, a distance of 0.95 feet;

THENCE North 04 deg 23 min 41 sec East, along the East line Town Ridge Addition, a distance of 434.26 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Northeast corner of said Town Ridge Addition;

THENCE South 89 deg 22 min 58 sec West, departing the East line of said Town Ridge Addition, along the North line of said Town Ridge Addition, a distance of 676.58 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner in the Easterly right-of-way of Peachtree Road, a 50'-foot right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 852.28 feet, a central angle of 15 deg 10 min 31 sec, a chord bearing of North 08 deg 12 min 52 sec West, and a chord length of 225.07 feet;

THENCE departing the North line of said Town Ridge Addition, along the Easterly right-of-way of said Peachtree Road and said non-tangent curve to the left, an arc distance of 225.73 feet to a point for the Southwest corner of Lot 1, Block A, The Landmark Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 85435, Page 3484, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears South 79 deg 15 min 41 sec West, a distance of 0.49 feet;

THENCE North 68 deg 58 min 59 sec East, departing the Easterly right-of-way of said Peachtree Road, along the Southerly line of said Lot 1, Block A, a distance of 224.07 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southeast corner of said Lot 1, Block A;

THENCE North 21 deg 01 min 01 sec West, departing the Southerly line of said Lot 1, Block A, along the Easterly line of said Lot 1, Block A, a distance of 173.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod found bears North 67 deg 06 min 30 sec West, a distance of 4.69 feet;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 69 deg 17 min 00 sec East, a distance of 118.85 feet to a point for corner from which a 5/8-inch iron rod found bears South 77 deg 20 min 07 sec West, a distance of 0.28 feet;

North 76 deg 18 min 49 sec East, a distance of 100.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 80 deg 08 min 03 sec East, a distance of 64.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.535 acres or 458,917 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scyene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southerly right-of-way of said Scyene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 93.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a curve to the right having a radius of 802.28 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 722.12 feet;

Along said curve to the right, an arc distance of 749.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 53 deg 21 min 57 sec East, a distance of 0.85 feet;

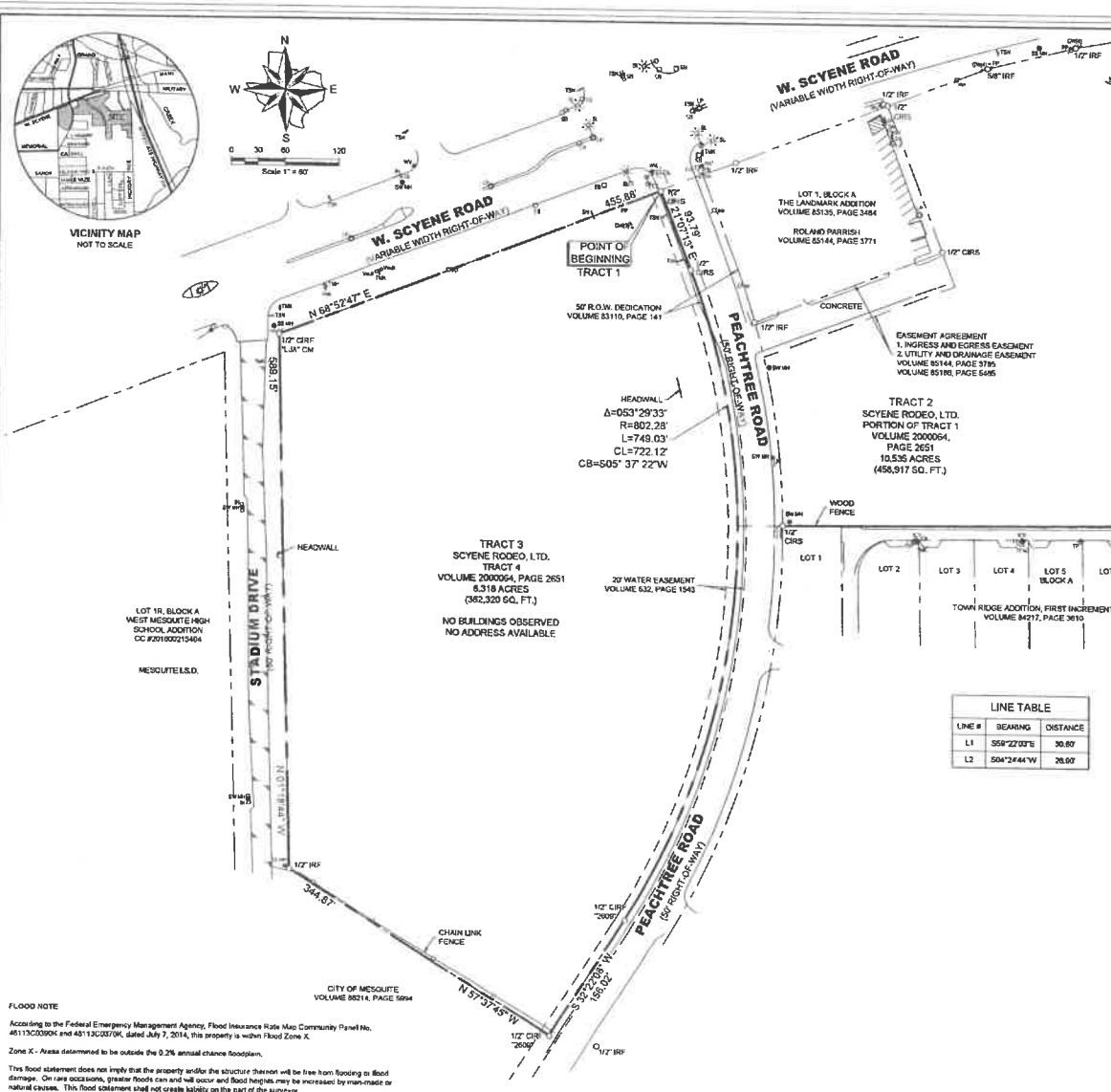
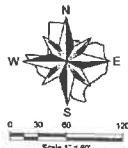
South 32 deg 22 min 08 sec West, a distance of 156.02 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 39 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 589.15 feet to a point for corner on the southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod with plastic cap stamped "LJA" found bears South 68 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 455.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.318 acres or 362,320 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.



PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS

COUNTY OF DALLAS

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scylene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAT" set for corner at the intersection of the Southwesterly right-of-way of W. Scylene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southwesterly right-of-way of said Scylene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 83.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAT" set for corner, said point being the beginning of a curve to the right having a radius of 602.26 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 723.12 feet;

Along said curve to the right, an arc distance of 746.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2009" found bears South 53 deg 21 min 37 sec East, a distance of 0.85 feet;

South 33 deg 23 min 08 sec West, a distance of 156.03 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2009" found bears South 35 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 586.15 feet to a point for corner on the southerly right-of-way of said W. Scylene Road from which a 1/2-inch iron rod with plastic cap stamped "LAT" found bears South 08 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scylene Road, a distance of 455.89 feet to the POINT OF BEGINNING.

CONTAINING within these meters and bounds, 6.318 acres or 362,520 square feet of land, more or less. Bearings shown herein are based upon an archaic ground survey performed in this field on the 29th day of August, 2017, utilizing a G.P.S. bearing released to the Texas Coordinate System, North Texas Central Zone (N027), NAD 83, grid values from the GeoTrack VRS Network.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58°22'02"E	30.89
L2	S04°24'44"W	26.09

ABBREVIATION LEGEND

ADBL	ADDITION	LP	LIGHT POLE
AC	AIR CONDITIONER	MAG	MAG NAIL SET WITH SHINER
BLLS	BULLDOZER	MB	MAIL BOX
BWL	BOLLARD	MD	MAIL BOX
C	COMMUNICATION	MP	MANHOLE
CCM	COUNTY CLERK'S FILE NO.	MP	METAL POST
CRS	IRON ROD FOUND WITH CAP	PF	PIPE FLAG
CRS	IRON ROD SET W/ CAP STAMPED "WAT"	PF	PIPE FLAG FOUND
CM	CONTROL LINE MONUMENT	PM	PIPE MARK
CD	CLEANOUT	PM	POWER POLE
E	ELECTRIC	S	SEWER
EB	ELECTRIC BOX	SB	SIGNAL BOX
EM	ELECTRIC METER	SK	SKIN
FN	FIRE HYDRANT	SP	SIGNAL POLE
FOMK	FIRE OPTIC MARKER	SS	SANITARY SEWER
G	GAS	SW	STORM WATER
GI	GRATE INLET	TM	TELEPHONE MARKER
GL	GROUND LIGHT	TPD	TELEPHONE PEDestal
GM	GAS METER	TRF	TRANSFORMER PAD
GMR	GAS MAIN	TRF	TRANSFORMER
GR	GAS RISER	UDC	UNDERGROUND CABLE MARKER
GV	GAS VALVE	W	WATER
H	HANDICAPPED	WM	WATER METER
HC	HANDICAPPED	WP	WOOD POST
ICV	IRRIGATION CONTROL VALVE	WW	WATER VALVE
IN	INLET	XCT	"X" CUT IN CONCRETE FOUND
IRF	IRON ROD FOUND	XCS	"X" CUT IN CONCRETE SET

Winkelmann & Associates, Inc.

Surveyors

Professional Seal

DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
CENTURION AMERICAN DEVELOPMENT GROUP
10000 W. SCYLENE ROAD
FARMERS BRANCH, TEXAS 75224

ALTAINSPS LAND TITLE SURVEY
TRACT 1 - 8.318 ACRES

DATE: 08/28/17
DRAWN: 1"=80'
FILE: 5024-ALT1A
PROJECT NO.: 5024-00

Sheet 1 of 1

FLOOD NOTE

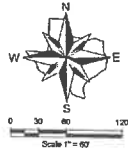
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 45113C0090K and 45113C0070K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding in flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 4813C030K and 4813C0370K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	AIR CONDITIONER
BL	BILLBOARD
BL	BOLLARD
CCP	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CM	CONTROL LINE MONUMENT
CO	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FM	FIRE HYDRANT
FMK	FISHER OPTIC MARKER
GL	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GM	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GV	GUY WIRE
H	HAULING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND

ABBREVIATION LEGEND

LP	DEFINITION
MAG	MAG. NAIL SET WITH SHINER
MB	MAIL BOX
MM	MANHOLE
MP	METAL POST
PP	PIPE FLAG
PKF	PK NAIL FOUND
PKF	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SNAIL
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAPFIRE SIGN
UCC	UNDERGROUND CABLE MARKER
WM	WATER METER
WM	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCF	"X" CUT IN CONCRETE SET

DATE	REVISION	DESCRIPTION
10/17/17	1	ISSUED FOR PERMIT
10/17/17	2	REVISED TO SHOW PERMIT REQUIREMENTS
10/17/17	3	REVISED TO SHOW PERMIT REQUIREMENTS

Winkelman, Inc.

Surveyors

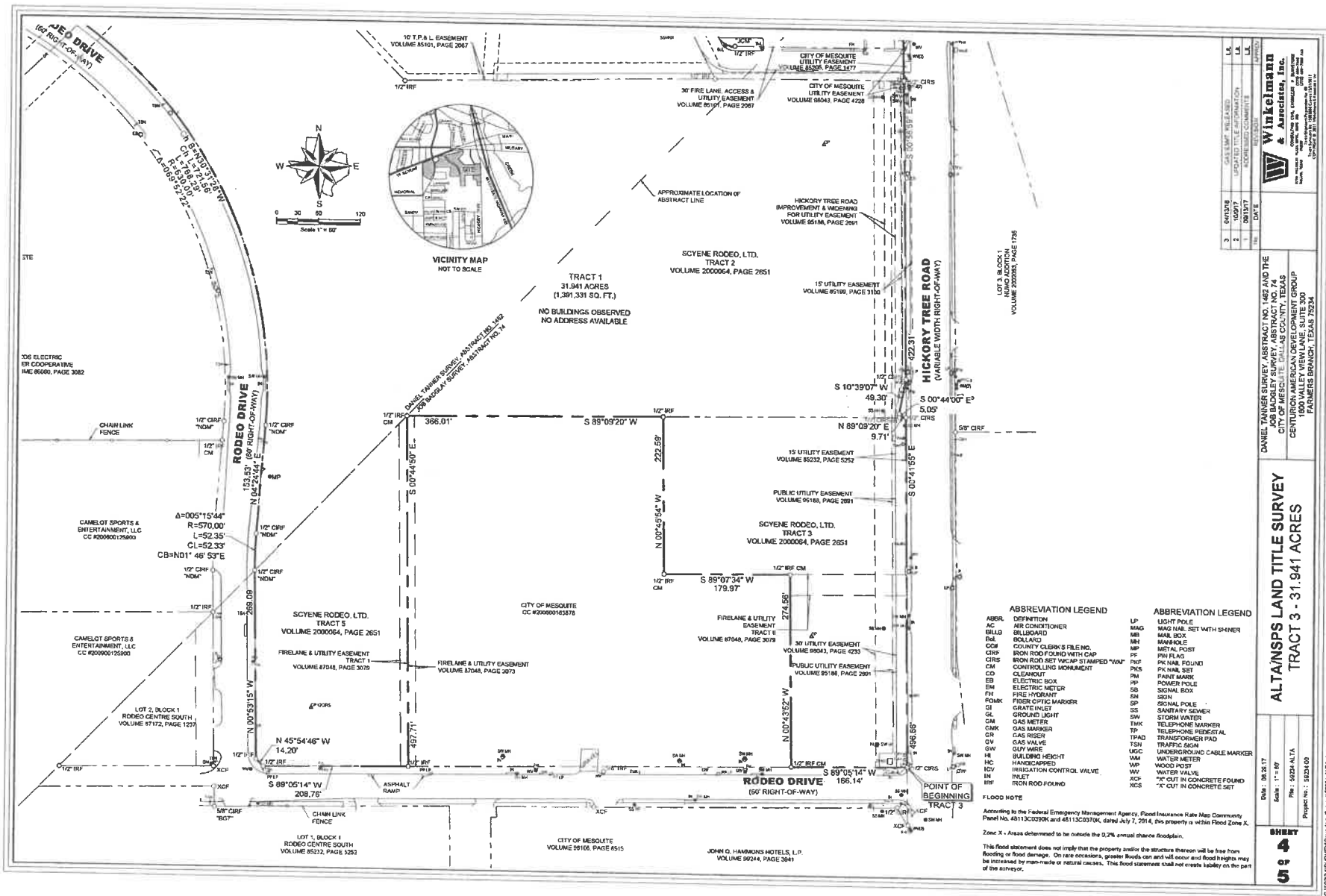
DANIEL TANNER SURVEY, ABSTRACT NO. 1465 AND THE JOB BADGEY SURVEY, ABSTRACT NO. 74, CITY OF MESQUITE, DALLAS COUNTY, TEXAS

ALTANSPS LAND TITLE SURVEY
TRACT 3 - 31.941 ACRES

DATE: 10/17/17
SCALE: 1" = 60'
FILE: 8824-ALTA
PROJECT NO.: 8824-03

SHEET
3 of 3

D:\8824\8824-03\8824-03-ALTA.dwg



DESCRIPTION

Being a 5.315 acre tract of land situated in the Joe Badgley Survey, Abstract number 74, City of Mesquite, Dallas County, Texas, and being all of that certain tract or parcel of land as described in deed to JADO Properties, Inc. as recorded in Volume 87209, Page 1419 of the Deed Records of Dallas County, Texas, said 5.315 acre tract being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said JADO tract, the southernmost southwest corner of a called 2.821 acre tract of land as described in deed to Scyene Rodeo, LTD. as recorded in Volume 2000064, Page 2651 of said Deed Records, said iron rod also being in the north right-of-way line of Rodeo Drive (a 60 foot wide right-of-way) and being South 89 degrees 06 minutes 14 seconds West, a distance of 166.28 feet from the intersection of the north right-of-way line of Rodeo Drive with the west right-of-way line of Hickory Tree Road (a 60 foot wide right-of-way);

Thence South 89 degrees 06 minutes 14 seconds West, along the south line of said JADO tract and the north right-of-way line of Rodeo Drive, a distance of 545.97 feet to a 1/2 inch iron rod found for the southwest corner of said JADO tract and the southeast corner of a called 1.9483 acre tract (Tract 5) as described in said Scyene Rodeo, LTD. deed and being North 89 degrees 06 minutes 14 seconds East, a distance of 208.67 feet from a 1/2 inch iron rod found for reference;

Thence North 00 degrees 43 minutes 50 seconds West, along the west line of said JADO tract and east line of said called 1.9483 acre tract, a distance of 497.71 feet to a 1/2 inch iron rod found for the northwest corner of said JADO tract and the northeast corner of said called 1.9483 acre tract and being in the South line of a called 18.3003 acre tract (Tract 2) of said Scyene Rodeo, LTD. deed, said iron rod also being North 44 degrees 15 minutes 38 seconds East, a distance of 310.11 feet from a 1/2 inch iron rod found for the southernmost southwest corner of said called 18.3003 acre tract;

Thence North 89 degrees 10 minutes 20 seconds East, along the north line of said JADO tract and the south line of said called 18.3003 acre tract, a distance of 366.01 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said JADO tract and the northernmost northwest corner of aforesaid called 2.821 acre tract;

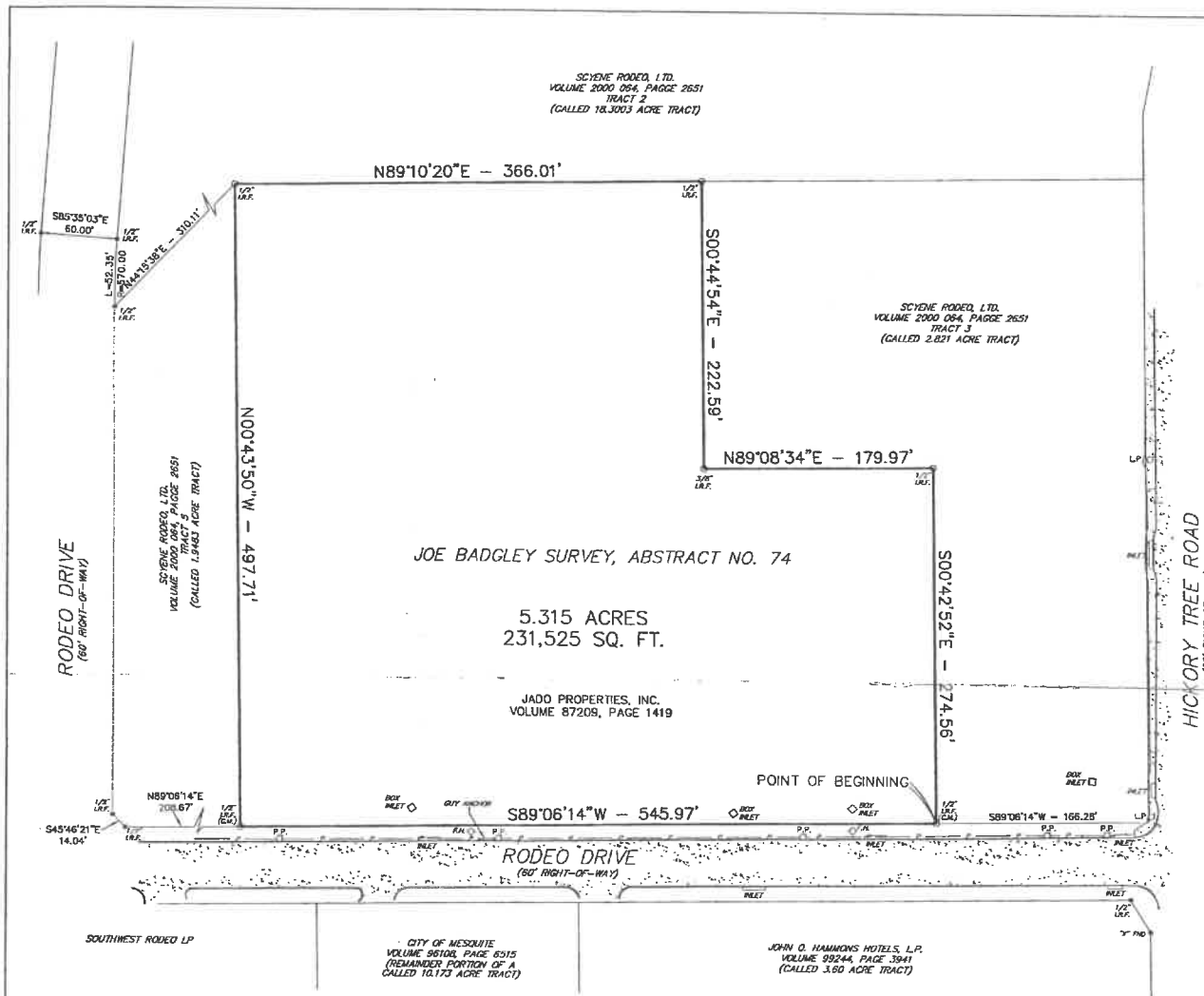
Thence along the common line of said JADO tract and said called 2.821 acre tract the following calls:

South 00 degrees 44 minutes 54 seconds East, a distance of 222.59 feet to a 3/8 inch iron rod found;

North 89 degrees 08 minutes 34 seconds East, a distance of 179.97 feet to a 1/2 inch iron rod found;

South 00 degrees 42 minutes 52 seconds East, a distance of 274.56 feet to the Point Of Beginning and containing 5.315 acres or 231,525 square feet of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



NOTES ADDRESSING SCHEDULE "B" ITEMS:

- EASEMENT TO COMMUNITY NATURAL GAS CO., RECORDED IN VOL. 1381, PG. 165, D.R.D.C.T. (PROPERTY SUBJECT TO, NOT SHOWN ON SURVEY)
- EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC., RECORDED IN VOL. 3437, PG. 176, D.R.D.C.T. AND AS PARTIALLY RELEASED IN VOL. 87130, PG. 1434, D.R.D.C.T. (DOES NOT AFFECT SUBJECT PROPERTY BY PARTIAL RELEASE)
- EASEMENT TO T.P. & L. CO., RECORDED IN VOL. 4904, PG. 109, D.R.D.C.T. (DOES NOT AFFECT SUBJECT PROPERTY)

GENERAL NOTES:

- THE FEATURES SHOWN HEREON ARE VISIBLE ONLY, NO UNDERGROUND FEATURES ARE SHOWN.
- THIS SURVEY IS NOT VALID UNLESS SURVEYOR'S SIGNATURE IS IN RED INK AND SURVEYOR'S SEAL IS EMBOSSED ON SURVEY.
- ALL CORNERS MARKED AS 1/2" I.R.S. WILL HAVE A YELLOW PLASTIC CAP MARKED "PRECISE LAND SURVY".
- BASIS OF BEARING IS THE CITY OF MESQUITE CONTROL NETWORK

PROPERTY DESCRIPTION:

Being a 5.315 acre tract of land situated in the Joe Badgley Survey, Abstract number 74, City of Mesquite, Dallas County, Texas, and being all of that certain tract or parcel of land as described in deed to JADO Properties, Inc. as recorded in Volume 87208, Page 1419 of the Deed Records of Dallas County, Texas, said 5.315 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said JADO tract, the southernmost southwest corner of a called 2.821 acre tract of land as described in deed to Scylene Rodeo, LTD. as recorded in Volume 2000 064, Page 2651 of said Deed Records, said iron rod also being in the north right-of-way line of Rodeo Drive (a 60 foot wide right-of-way) and being South 89 degrees 06 minutes 14 seconds West, a distance of 166.28 feet from the intersection of the north right-of-way line of Rodeo Drive with the west right-of-way line of Hickory Tree Road (a 60 foot wide right-of-way);

THENCE South 89 degrees 06 minutes 14 seconds West, along the south line of said JADO tract and the north right-of-way line of Rodeo Drive, a distance of 545.97 feet to a 1/2 inch iron rod found for the southwest corner of said JADO tract and the southwest corner of a called 1.9483 acre tract (Tract 5) as described in said Scylene Rodeo, LTD. deed and being North 89 degrees 06 minutes 14 seconds East, a distance of 208.57 feet from a 1/2 inch iron rod found for reference;

THENCE North 00 degrees 43 minutes 50 seconds West, along the west line of said JADO tract and east line of said called 1.9483 acre tract, a distance of 497.71 feet to a 1/2 inch iron rod found for the northwest corner of said JADO tract and the northwest corner of said called 1.9483 acre tract and being in the south line of a called 18.3003 acre tract (Tract 2) of said Scylene Rodeo, LTD. deed, said iron rod also being North 44 degrees 15 minutes 30 seconds East, a distance of 310.11 feet from a 1/2 inch iron rod found for the southernmost southwest corner of said called 18.3003 acre tract;

THENCE North 89 degrees 10 minutes 20 seconds East, along the north line of said JADO tract and the south line of said called 18.3003 acre tract, a distance of 366.01 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said JADO tract and the northernmost northwest corner of aforesaid called 2.821 acre tract;

THENCE along the common line of said JADO tract and said called 2.821 acre tract the following calls:

South 00 degrees 44 minutes 54 seconds East, a distance of 222.59 feet to a 3/8 inch iron rod found;

North 89 degrees 08 minutes 34 seconds East, a distance of 179.97 feet to a 1/2 inch iron rod found;

South 00 degrees 42 minute 52 seconds East, a distance of 274.56 feet to the POINT OF BEGINNING and containing 5.315 acres or 231,525 square feet of land more or less.

SURVEYOR'S CERTIFICATE

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted herein.

This survey is not to be used for construction purposes and is for the exclusive use of Chicago Title Insurance Company only and this survey is made pursuant to that one certain title commitment under the G# number 689633-MES, provided by the title company named herein. Executed as of the 11th day of April, 2006.

COPYRIGHT © PRECISE LAND SURVEYING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.

DANIEL A. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4645



REVISED: 04-11-06
DATE: 11-07-05
SCALE: 1"=60'
CALC. BY: J.M.R.
CHECKED BY: D.A.S.
JOB NO.: 405-5010
FILE: 05-5010.DWG

PRECISE LAND SURVEYING, INC.
4828 EASTOVER DRIVE • MESQUITE, TEXAS 75148
(972) 981-7072 FAX (972) 276-1808

BOUNDARY SURVEY
5.315 ACRES
JOE BADGLEY SURVEY, ABSTRACT NO. 74
CITY OF MESQUITE,
DALLAS COUNTY, TEXAS

**AGREEMENT REGARDING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS
WITHIN THE IRON HORSE VILLAGE PUBLIC IMPROVEMENT DISTRICT**

This Agreement Regarding the Construction of Public Improvements within the Iron Horse Village Public Improvement District (the “Agreement”) is entered into as of the 3rd day of December, 2018, by and between the City of Mesquite, Texas, a Texas home-rule municipality situated in Dallas and Kaufman Counties, Texas (the “City”), and Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas (the “TIRZ”) created pursuant to the provisions of Chapter 311, Texas Tax Code, as amended (the “Act”).

RECITALS

WHEREAS, the TIRZ was created by Ordinance No. 3138 of the City on February 3, 1997, pursuant to the Act, and an amended project and financing plan for the TIRZ was approved by the City on December 3, 2018 (the “2018 Amended Project and Financing Plan”); and

WHEREAS, the City, subject to the approval of the City Council, intends to create the Iron Horse Village Public Improvement District, pursuant to Chapter 372, Texas Local Government Code, as amended (the “District”), the boundaries of the District being described by metes and bounds on Exhibit “A” attached hereto and made a part hereof for all purposes; and

WHEREAS, the District is located within the TIRZ and the City, subject to the approval of the City Council, will levy special assessments on properties within the District to pay for construction of the Public Improvements (the “Assessments”), all as set forth in that certain service and assessment plan to be approved by the City, subject to the approval of the City Council, regarding the levy of special assessments (the “Service and Assessment Plan”); and

WHEREAS, the City, subject to the approval of the City Council, intends to issue special assessment revenue bonds (the “Iron Horse Village PID Bonds”) containing a pledge of the Assessments, for the purpose of providing funds to construct the Public Improvements; and

WHEREAS, the 2018 Amended Project and Financing Plan provides for the collection of seventy-five percent (75%) of the City’s ad valorem tax increment from within the boundaries of the District in each year (the “Iron Horse TIRZ Revenues”), for a period of up to thirty-one (31) years or until the Iron Horse TIRZ Revenues collected equals \$18,500,000, whichever is first; and

WHEREAS, the Iron Horse TIRZ Revenues are intended by the TIRZ and the City to be dedicated to the payment of the costs of construction of certain public improvements (the “Public Improvements”) necessary for the development of the Property as a mixed use development containing retail, restaurant, office, residential components and other associated uses consisting of approximately 336 single-family lots and 130,000 square feet of restaurant and retail space the “Development”); and

WHEREAS, the Public Improvements shall be owned and maintained by the City for the benefit of the Development and the TIRZ; and

EXHIBIT “B” TO THE RESOLUTION

WHEREAS, the City and the TIRZ intend for the Iron Horse TIRZ Revenues to be transferred to the City and used to off-set or pay a portion of the Assessments levied within the District for the Public Improvements in order to lower the amount of the Assessments on properties within the District in each year for a period of up to thirty-one (31) years or until the amount of Iron Horse TIRZ Revenues total \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first.

NOW, THEREFORE, for and in consideration of the mutual covenants of the parties set forth in this Agreement and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the parties, the parties agree as follows:

ARTICLE I

THE PROJECT

Section 1.01. Completion of the Project. The City agrees to the construction and completion of the Public Improvements within the Development, which construction is authorized and provided for in that certain Iron Horse Development Agreement by and between MM Mesquite 50, LLC, a Texas limited liability company (the “Developer”), and the City.

Section 1.02. Issuance of the Iron Horse Village PID Bonds. The City, subject to the approval of the City Council, intends to proceed with the sale of the Iron Horse Village PID Bonds and to use a portion of the proceeds from the sale of the Iron Horse Village PID Bonds to pay for the costs of the Public Improvements as incurred by the Developer.

Section 1.03. Use of TIRZ Revenues. The TIRZ agrees to allocate or dedicate the Iron Horse TIRZ Revenues to the City, and that such Iron Horse TIRZ Revenues shall be used to pay all or a portion of the Assessments levied for the Public Improvements on properties within the District. The Iron Horse TIRZ Revenues shall be paid to or transferred to the City each year on or before July 1 and shall be applied to reduce the Assessments assessed in that year. The application and allocation of the Iron Horse TIRZ Revenues to the properties within the District shall be made on an equitable basis as set forth in the Service and Assessment Plan for the District.

ARTICLE II

MISCELLANEOUS PROVISIONS

Section 2.01. Term. This Agreement shall be in force and effect from the date of execution hereof until the earlier of (i) the date on which the outstanding principal amount of the Iron Horse Village PID Bonds are paid in full, or (ii) the total of the Iron Horse TIRZ Revenues collected equals \$18,500,000.

Section 2.02. Amendments and Supplements. This Agreement may be amended, supplemented or extended by mutual written agreement of the parties hereto.

Section 2.03. Merger. This Agreement embodies the entire understanding between the parties hereto, and there are no prior representations, warranties or agreements between the parties hereto.

EXHIBIT "B" TO THE RESOLUTION

Section 2.04. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application hereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

EXECUTED in multiple counterparts as of the date first written above.

CITY OF MESQUITE, TEXAS

By: _____
Stan Pickett
Mayor

ATTEST:

By: _____
Sonja Land
City Secretary

APPROVED FOR FORM:

By: _____
David L. Paschall
City Attorney

MESQUITE RODEO CITY REINVESTMENT
ZONE NUMBER ONE, CITY OF MESQUITE,
TEXAS

By: _____
Stan Pickett
Chairman

ATTEST:

By: _____
Sonja Land
City Secretary

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462 and the JOB BADGLEY SURVEY, ABSTRACT NO. 74, in the City of Mesquite, Dallas County, Texas, and being all of the tracts of land (Tract 2, Tract 3 and Tract 5) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 200600158939, Official Public Records, Dallas County, Texas, and all of the tracts of land (Tract I and Tract II) described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 20070091617, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Westerly right-of-way of Hickory Tree Road, a variable width right-of-way, with the Northerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 89 deg 05 min 14 sec West, departing the Westerly right-of-way of said Hickory Tree Road, along the Northerly right-of-way of said Rodeo Drive, a distance of 166.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 43 min 52 sec West, departing the Northerly right-of-way of said Rodeo Drive, a distance of 274.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 deg 07 min 34 sec West, a distance of 179.97 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 45 min 54 sec West, a distance of 222.59 feet to a point for corner from which a 1/2-inch iron rod found bears South 03 deg 10 min 10 sec West, a distance of 0.37 feet;

THENCE South 89 deg 09 min 20 sec West, a distance of 366.01 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 deg 44 min 50 sec East, a distance of 497.71 feet to a point for corner on the Northerly right-of-way of said Rodeo Drive from which a 1/2-inch iron rod found bears South 48 deg 42 min 54 sec West, a distance of 0.26 feet;

THENCE along the Northerly and Easterly rights-of-way of said Rodeo Drive, the following courses and distances:

South 89 deg 05 min 14 sec West, a distance of 208.76 feet to a 1/2-inch iron rod found for corner;

North 45 deg 54 min 46 sec West, a distance of 14.20 feet to a point for corner from which a 1/2-inch iron rod found bears North 03 deg 20 min 09 sec East, a distance of 0.24 feet;

North 00 deg 53 min 15 sec West, a distance of 269.09 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 05 deg 15 min 44 sec, a chord bearing of North 01 deg 46 min 53 sec East, and a chord length of 52.33 feet;

Along said curve to the right, an arc distance of 52.35 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner;

North 04 deg 24 min 44 sec East, a distance of 153.53 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 67 deg 14 min 45 sec East, a distance of 0.25 feet, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of North 30 deg 31 min 28 sec West, and a chord length of 721.56 feet;;

Along said curve to the left, an arc distance of 768.26 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "NDM" found bears South 37 deg 12 min 45 sec West, a distance of 0.28 feet, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 44 deg 08 min 52 sec, a chord bearing of North 43 deg 23 min 12 sec West, and a chord length of 428.42 feet;

Along said curve to the right, an arc distance of 439.20 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 61 deg 43 min 29 sec West, a distance of 0.26 feet, at the Southwesterly end of a corner clip at the intersection of the Easterly right-of-way of said Rodeo Drive with the Southerly right-of-way of W. Scylene Road, a variable width right-of-way;

THENCE North 30 deg 06 min 45 sec East, along said corner clip, a distance of 25.49 feet to a 1/2-inch iron rod found for corner on the Southerly right-of-way of said W. Scylene Road at the Northeasterly end of said corner clip;

THENCE along the Southerly right-of-way of said W. Scylene Road, the following courses and distances:

North 80 deg 32 min 52 sec East, a distance of 181.60 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 54 min 23 sec East, a distance of 310.18 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 62 deg 47 min 33 sec East, a distance of 160.34 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner said point being the beginning of a non-tangent curve to the right having a radius of 1591.54 feet, a central angle of 06 deg 29 min 33 sec, a chord bearing of North 84 deg 02 min 09 sec East, and a chord length of 180.25 feet;

Along said non-tangent curve to the right, an arc distance of 180.35 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 86 deg 05 min 47 sec East, a distance of 1.76 feet;

THENCE South 00 deg 49 min 10 sec East, departing the Southerly right-of-way of said W. Scyene Road, a distance of 141.43 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 60 deg 00 min 13 sec East, a distance of 2.02 feet;

THENCE South 44 deg 54 min 31 sec West, a distance of 43.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg 55 min 12 sec East, a distance of 334.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 02 deg 02 min 41 sec East, a distance of 230.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road;

THENCE South 87 deg 41 min 15 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 30.27 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 02 deg 05 min 15 sec West, departing the Southerly right-of-way of said W. Scyene Road, a distance of 230.10 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 87 deg 53 min 05 sec East, a distance of 303.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner on the Westerly right-of-way of Interstate Highway 635, a variable width right-of-way;

THENCE South 18 deg 47 min 13 sec East, along the Westerly right-of-way of said Interstate Highway 635, a distance of 346.59 feet to a mag nail set for corner at the intersection of the Westerly right-of-way of said Interstate Highway 635 with the Westerly right-of-way of said Hickory Tree Road;

THENCE along the Westerly right-of-way of said Hickory Tree Road, the following courses and distances:

South 00 deg 56 min 53 sec East, a distance of 119.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 56 min 59 sec East, a distance of 422.31 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 10 deg 39 min 07 sec West, a distance of 49.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 44 min 00 sec East, a distance of 5.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 89 deg 09 min 20 sec East, a distance of 9.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 41 min 55 sec East, continuing along the Westerly right-of-way of said Hickory Tree Road, a distance of 496.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 31.941 acres or 1,391,331 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

**PROPERTY DESCRIPTION
(TRACT 2)**

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being a portion of a tract of land (Tract 1) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Northwest end of a corner clip at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 59 deg 22 min 03 sec East, along said corner clip, a distance of 30.60 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner on the Westerly right-of-way of Rodeo Drive at the Southeast end of said corner clip, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 45 deg 17 min 04 sec, a chord bearing of South 42 deg 49 min 07 sec East, and a chord length of 485.07 feet;

THENCE along the Westerly right-of-way of said Rodeo Drive, the following courses and distances:

Along said curve to the left, an arc distance of 497.93 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of South 30 deg 31 min 28 sec East, and a chord length of 652.84 feet;

Along said curve to the right, an arc distance of 695.12 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 50 deg 46 min 52 sec East, a distance of 0.33 feet;

South 04 deg 24 min 44 sec West, a distance of 26.90 feet to a point for corner from which a 1/2-inch iron rod found bears North 54 deg 32 min 12 sec East, a distance of 0.23 feet;

THENCE South 89 deg 08 min 21 sec West, departing the Westerly right-of-way of said Rodeo Drive, a distance of 428.87 feet to a point for corner on the East line of Town Ridge Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 84217, Page 3610, Official Public Records, Dallas

County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears North 89 deg 26 min 19 sec East, a distance of 0.95 feet;

THENCE North 04 deg 23 min 41 sec East, along the East line Town Ridge Addition, a distance of 434.26 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Northeast corner of said Town Ridge Addition;

THENCE South 89 deg 22 min 58 sec West, departing the East line of said Town Ridge Addition, along the North line of said Town Ridge Addition, a distance of 676.58 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner in the Easterly right-of-way of Peachtree Road, a 50'-foot right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 852.28 feet, a central angle of 15 deg 10 min 31 sec, a chord bearing of North 08 deg 12 min 52 sec West, and a chord length of 225.07 feet;

THENCE departing the North line of said Town Ridge Addition, along the Easterly right-of-way of said Peachtree Road and said non-tangent curve to the left, an arc distance of 225.73 feet to a point for the Southwest corner of Lot 1, Block A, The Landmark Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 85435, Page 3484, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears South 79 deg 15 min 41 sec West, a distance of 0.49 feet;

THENCE North 68 deg 58 min 59 sec East, departing the Easterly right-of-way of said Peachtree Road, along the Southerly line of said Lot 1, Block A, a distance of 224.07 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southeast corner of said Lot 1, Block A;

THENCE North 21 deg 01 min 01 sec West, departing the Southerly line of said Lot 1, Block A, along the Easterly line of said Lot 1, Block A, a distance of 173.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod found bears North 67 deg 06 min 30 sec West, a distance of 4.69 feet;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 69 deg 17 min 00 sec East, a distance of 118.85 feet to a point for corner from which a 5/8-inch iron rod found bears South 77 deg 20 min 07 sec West, a distance of 0.28 feet;

North 76 deg 18 min 49 sec East, a distance of 100.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 80 deg 08 min 03 sec East, a distance of 64.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.535 acres or 458,917 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scyene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southerly right-of-way of said Scyene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 93.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a curve to the right having a radius of 802.28 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 722.12 feet;

Along said curve to the right, an arc distance of 749.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 53 deg 21 min 57 sec East, a distance of 0.85 feet;

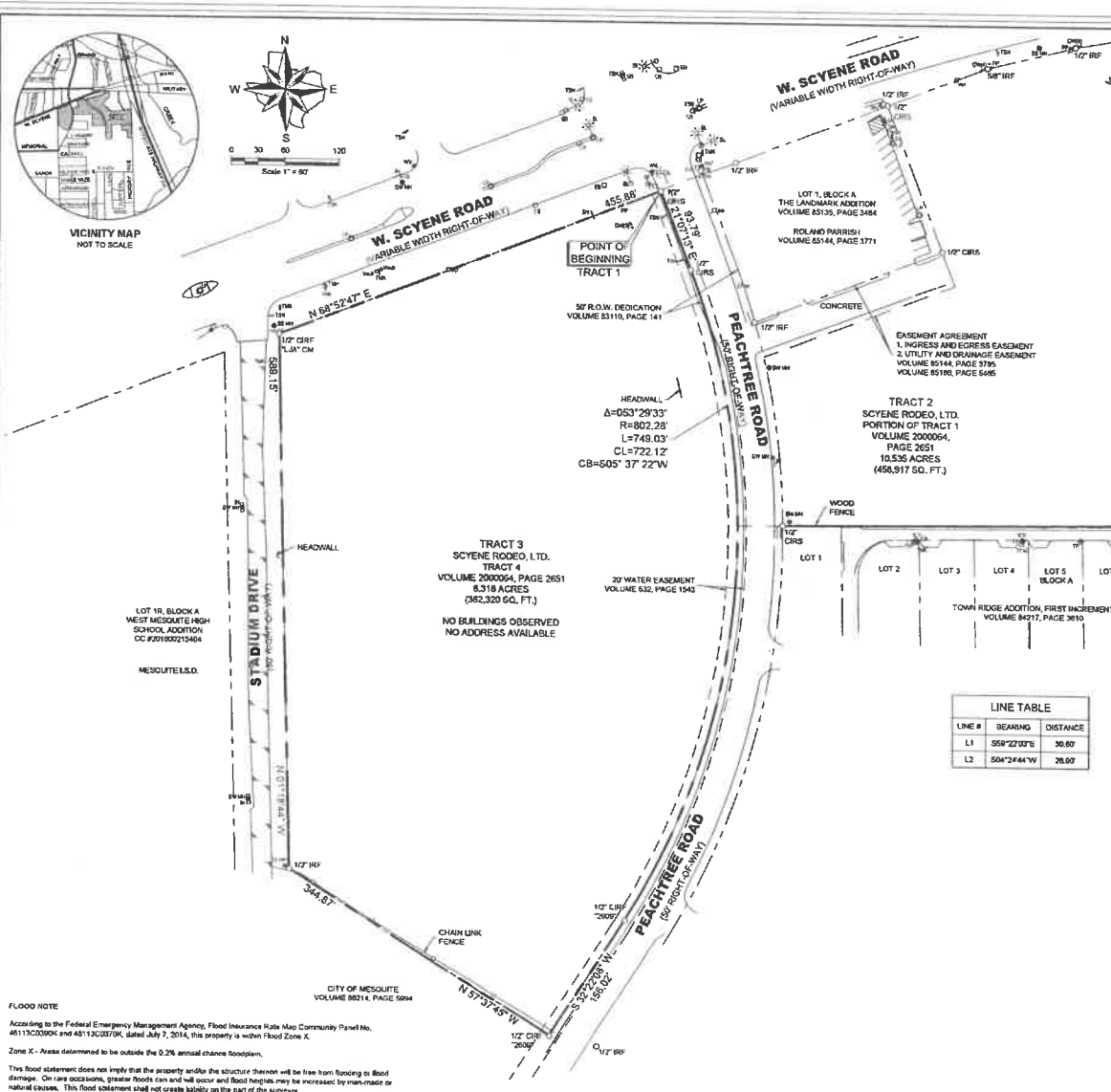
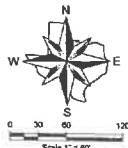
South 32 deg 22 min 08 sec West, a distance of 156.02 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 39 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 589.15 feet to a point for corner on the southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod with plastic cap stamped "LJA" found bears South 68 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 455.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.318 acres or 362,320 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.



PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS

COUNTY OF DALLAS

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scylene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAT" set for corner at the intersection of the Southwesterly right-of-way of W. Scylene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southwesterly right-of-way of said Scylene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 83.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAT" set for corner, said point being the beginning of a curve to the right having a radius of 602.26 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 723.12 feet;

Along said curve to the right, an arc distance of 746.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2009" found bears South 53 deg 21 min 37 sec East, a distance of 0.85 feet;

South 33 deg 23 min 08 sec West, a distance of 156.03 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2009" found bears South 35 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 586.15 feet to a point for corner on the southerly right-of-way of said W. Scylene Road from which a 1/2-inch iron rod with plastic cap stamped "LAT" found bears South 08 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scylene Road, a distance of 455.89 feet to the POINT OF BEGINNING.

CONTAINING within these meters and bounds, 8.318 acres or 362,520 square feet of land, more or less. Bearings shown herein are based upon an archaic ground survey performed in this field on the 29th day of August, 2017, utilizing a G.P.S. bearing released to the Texas Coordinate System, North Texas Central Zone (N027), NAD 83, grid values from the GeoTrack VRS Network.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58°22'02"E	30.89
L2	S04°24'44"W	26.09

ABBREVIATION LEGEND

ADBL	ADDITION	LP	LIGHT POLE
AC	AIR CONDITIONER	MAG	MAG NAIL SET WITH SHINER
BLLS	BULLDOZER	MB	MAIL BOX
BWL	BOLLARD	MD	MAIL BOX
C	COMMUNICATION	MP	MANHOLE
CD	COUNTY CLERK'S FILE NO.	MP	METAL POST
CRS	IRON ROD FOUND WITH CAP	PF	PIPE FLAG
CRS	IRON ROD SET W/ CAP STAMPED "WAT"	PF	PIPE FLAG FOUND
CM	CONTROL LINE MONUMENT	PM	PIPE MARK
CD	CLEANOUT	PM	POWER POLE
E	ELECTRIC	S	SEWER
EB	ELECTRIC BOX	SB	SIGNAL BOX
EM	ELECTRIC METER	SK	SKIN
FN	FIRE HYDRANT	SP	SIGNAL POLE
FOMK	FIRE OPTIC MARKER	SS	SANITARY SEWER
G	GAS	SW	STORM WATER
GI	GRATE INLET	TM	TELEPHONE MARKER
GL	GROUND LIGHT	TPD	TELEPHONE pedestal
GM	GAS METER	TRF	TRANSFORMER PAD
GMR	GAS MAIN	TRF	TRANSFORMER
GV	GAS VALVE	TRF	TRANSFORMER
HC	HANDICAPPED	W	WATER
HC	HANDICAPPED	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WP	WOOD POST
IN	INLET	WV	WATER VALVE
IRF	IRON ROD FOUND	XCS	"X" CUT IN CONCRETE FOUND
		XCS	"X" CUT IN CONCRETE SET

Winkelmann & Associates, Inc.

Surveyors

Professional Seal

DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
CENTURION AMERICAN DEVELOPMENT GROUP
10000 W. SCYLENE ROAD
FARMERS BRANCH, TEXAS 75224

ALTAINSPS LAND TITLE SURVEY
TRACT 1 - 8.318 ACRES

DATE: 08/28/17
DRAWN: 1"=80'
FILE: 5024-ALTA
PROJECT NO.: 5024-00

Sheet 1 of 1

FLOOD NOTE

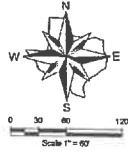
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 45113C0090K and 45113C0070K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding in flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 4813C0390K and 4813C0370K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	AIR CONDITIONER
BL	BILLBOARD
B/L	BOLLARD
CCP	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CM	CONTROL LINE MONUMENT
CO	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FM	FIRE HYDRANT
FMK	FISHER OPTIC MARKER
GL	GRATE INLET
GM	GAS METER
G/M	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GV	GUY WIRE
H	HAULING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND

ABBREVIATION LEGEND

LP	DEFINITION
MAG	MAG. NAIL SET WITH SHINER
MB	MAIL BOX
MM	MANHOLE
MP	METAL POST
PP	PIPE FLAG
PKF	PK NAIL FOUND
PKF	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAPFIRE SIGN
UCC	UNDERGROUND CABLE MARKER
WM	WATER METER
WM	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCF	"X" CUT IN CONCRETE SET

DATE	REVISION	DESCRIPTION
10/17/17	1	ISSUED FOR PERMIT
10/17/17	2	REVISED TO SHOW PERMIT REQUIREMENTS
10/17/17	3	REVISED TO SHOW PERMIT REQUIREMENTS

Winkelman, Inc.

Surveyors

DANIEL TANNER SURVEY, ABSTRACT NO. 1465 AND THE JOB BADGEY SURVEY, ABSTRACT NO. 74, CITY OF MESQUITE, DALLAS COUNTY, TEXAS

ALTANSPS LAND TITLE SURVEY
TRACT 3 - 31.941 ACRES

DATE: 10/17/17
SCALE: 1" = 60'
FILE: 8824-ALTA
PROJECT NO.: 8824-03

31.941 ACRES

D:\8824\8824-03\8824-03-ALTA.dwg

PROPERTY DESCRIPTION
TRACT 1
STATE OF TEXAS
COUNTY OF DALLAS

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462 and the JOB BADGLEY SURVEY, ABSTRACT NO. 74, in the City of Mesquite, Dallas County, Texas, and being all of the tracts of land (Tract 2, Tract 3 and Tract 5) described in deed to Scymore Rodos, Ltd. as recorded in Volume 200044, Page 2051, Official Public Records, Dallas County, Texas, and all of a part of land described in deed to Scymore Rodos, Ltd. as recorded in County Clerk's Instrument No. 20000158632, Official Public Records, Dallas County, Texas, and all of the tracts of land (Tract 1 and Tract 10) described in deed to Scymore Rodos, Ltd. as recorded in County Clerk's Instrument No. 20070201817, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner at the intersection of the Westerly right-of-way of Hickory Tree Road, a variable width right-of-way, with the Northerly right-of-way of Rodos Drive, a 50-foot right-of-way;

THENCE South 86 deg 05 min 14 sec West, departing the Westerly right-of-way of said Hickory Tree Road, along the Northerly right-of-way of said Rodos Drive, a distance of 190.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 43 min 52 sec West, departing the Northerly right-of-way of said Rodos Drive, a distance of 274.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 88 deg 07 min 54 sec West, a distance of 170.97 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 45 min 54 sec West, a distance of 222.58 feet to a point for corner from which a 1/2-inch iron rod found bears South 00 deg 10 min 10 sec West, a distance of 0.37 feet;

THENCE South 88 deg 09 min 20 sec West, a distance of 388.01 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 deg 44 min 50 sec East, a distance of 487.71 feet to a point for corner on the Northerly right-of-way of said Rodos Drive from which a 1/2-inch iron rod found bears South 48 deg 42 min 54 sec West, a distance of 0.26 feet;

THENCE along the Northerly and Easterly right-of-way of said Rodos Drive, the following courses and distances:

North 88 deg 05 min 14 sec West, a distance of 266.76 feet to a 1/2-inch iron rod found for corner;

North 45 deg 54 min 44 sec West, a distance of 14.20 feet to a point for corner from which a 1/2-inch iron rod found bears North 00 deg 20 min 06 sec East, a distance of 0.24 feet;

North 00 deg 53 min 18 sec West, a distance of 269.08 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, and point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 05 deg 15 min 44 sec, a chord bearing of North 01 deg 45 min 53 sec East, and a chord length of 523.33 feet;

Along said curve to the right, an arc distance of 52.35 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner;

North 04 deg 24 min 44 sec East, a distance of 153.53 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 47 deg 14 min 40 sec East, a distance of 0.25 feet, said point being the beginning of a curve to the left having a radius of 830.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of North 30 deg 31 min 28 sec West, and a chord length of 721.55 feet;

Along said curve to the left, an arc distance of 763.36 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 37 deg 12 min 45 sec West, a distance of 0.26 feet, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 44 deg 00 min 52 sec, a chord bearing of North 43 deg 23 min 17 sec West, and a chord length of 428.42 feet;

Along said curve to the right, an arc distance of 436.20 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 01 deg 43 min 29 sec West, a distance of 0.26 feet, at the Southwesterly end of a corner clip at the intersection of the Easterly right-of-way of said Rodos Drive with the Southerly right-of-way of W. Scymore Road, a variable width right-of-way;

THENCE North 30 deg 06 min 45 sec East, along said corner clip, a distance of 25.49 feet to a 1/2-inch iron rod found for corner on the Southerly right-of-way of said W. Scymore Road at the Northeastern end of said corner clip;

THENCE along the Southerly right-of-way of said W. Scymore Road, the following courses and distances:

North 80 deg 32 min 52 sec East, a distance of 191.80 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

North 78 deg 54 min 23 sec East, a distance of 310.16 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

North 85 deg 47 min 33 sec East, a distance of 160.34 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner said point being the beginning of a non-circular curve to the right having a radius of 1591.54 feet, a central angle of 04 deg 28 min 33 sec, a chord bearing of North 84 deg 02 min 08 sec East, and a chord length of 180.25 feet;

Along said non-circular curve to the right, an arc distance of 100.35 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 86 deg 05 min 47 sec East, a distance of 1.75 feet;

THENCE South 00 deg 49 min 10 sec East, departing the Southerly right-of-way of said W. Scymore Road, a distance of 141.43 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 60 deg 00 min 13 sec East, a distance of 2.02 feet;

THENCE South 44 deg 54 min 31 sec West, a distance of 43.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg 55 min 12 sec East, a distance of 334.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

THENCE North 02 deg 02 min 41 sec East, a distance of 230.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner on the Southerly right-of-way of said W. Scymore Road;

THENCE South 87 deg 41 min 15 sec East, along the Southerly right-of-way of said W. Scymore Road, a distance of 30.27 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

THENCE South 02 deg 05 min 15 sec West, departing the Southerly right-of-way of said W. Scymore Road, a distance of 230.10 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

THENCE South 87 deg 53 min 05 sec East, a distance of 500.97 feet to a 1/2-inch iron rod with plastic cap stamped "WAV" found for corner on the Westerly right-of-way of Interstate Highway 635, a variable width right-of-way;

THENCE South 18 deg 47 min 19 sec East, along the Westerly right-of-way of said Interstate Highway 635, a distance of 348.50 feet to a 1/2-inch iron rod set for corner at the intersection of the Westerly right-of-way of said Interstate Highway 635 with the Westerly right-of-way of said Hickory Tree Road;

THENCE along the Westerly right-of-way of said Hickory Tree Road, the following courses and distances:

South 00 deg 58 min 53 sec East, a distance of 116.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

South 00 deg 56 min 58 sec East, a distance of 422.31 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

South 15 deg 38 min 07 sec West, a distance of 40.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

South 00 deg 44 min 00 sec East, a distance of 5.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

North 85 deg 58 min 30 sec East, a distance of 0.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAV" set for corner;

THENCE South 00 deg 41 min 55 sec East, continuing along the Westerly right-of-way of said Hickory Tree Road, a distance of 408.80 feet to the POINT OF BEGINNING;

CONTAINING within these matters said bounds 31,941 acres or 1,301,331 square feet of land, more or less.

Declarations shown herein are based upon an on-the-ground Survey performed in the field on the 26th day of August, 2017, utilizing a G.P.S., bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoSwack WGS Network.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued October 06, 2017 by First American Title Insurance Company bearing an effective date of July 25, 2017, GFI# 1002-220040-R171.

- 1.- Intentionally omitted by Surveyor.
- 10.a. Intentionally deleted by Title Company.
- 10.b. Intentionally deleted by Title Company.
- 10.c. Intentionally deleted by Title Company.
- 10.d. Intentionally omitted by Surveyor.
- 10.e. Easement granted by Caroline Hunt Trust Estate to Texas Power & Light Company recorded in Volume 65186, Page 567, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.f. Easement granted by Leonard A. Thomas, Trustee to the City of Mesquite recorded in Volume 84098, Page 3758, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.g. Easement Agreement from LBJ East Venture to McDonald's Corporation recorded in Volume 80144, Page 3785, related in Volume 85186, Page 5485, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.h. Intentionally deleted by Title Company.
- 10.i. Intentionally omitted by Surveyor.
- 10.j. Easement reserved in Deed recorded in Volume 83110, Page 141, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.k. Intentionally deleted by Title Company.
- 10.l. Easement granted by W.P. Luce to Brazos River Transmission Electric Cooperative, Inc. recorded in Volume 3460, Page 170, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.m. Easement granted by C. C. McElroy and wife, Katherine McElroy to Brazos River Transmission Electric Cooperative, Inc. recorded in Volume 3407, Page 178, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.n. Easement granted by C. C. McElroy and wife, Katherine McElroy to Texas Power & Light Company recorded in Volume 2738, Page 452, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.o. Easement granted by C. C. McElroy and wife, Katherine McElroy to Texas Power & Light Company recorded in Volume 2643, Page 453, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.p. Easement granted by C. C. McElroy and wife, Katherine McElroy to Community Natural Gas Company recorded in Volume 1381, Page 186, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.q. Easement granted by C. C. McElroy and wife, Katherine McElroy to Community Natural Gas Company recorded in Volume 81165, Page 375, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.r. Easement granted by Mesquite Rodos Corporation, Inc. to Lone Star Gas Company recorded in Volume 2421, Page 462, Official Public Records, Dallas County, Texas. (Due to the age and generalities, this easement could not be plotted but may affect the Subject Property.)
- 10.s. Easement granted by Rodos Drive Partners to Resden E. Hark, Sr. recorded in Volume 87048, Page 3078, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.t. Utility easement along East property line as shown on plat recorded in Volume 85732, Page 5252, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.u. Easement granted by Caroline Hunt Trust Estate to the City of Mesquite recorded in Volume 832, Page 1543, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.v. Easement granted by LBJ Military Joint Venture to Brazos Electric Power Cooperative, Inc. recorded in Volume 85076, Page 1281, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.w. Easement granted by LBJ Military Joint Venture to Lone Star Gas Company recorded in Volume 84229, Page 3822, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.x. Easement Agreement by and between Phil Young and Godfrey Toms recorded in Volume 85241, Page 450, Official Public Records, Dallas County, Texas. (Affects the Subject Property; blank.)
- 10.y. Easement granted by Western Village, Inc. to the City of Mesquite recorded in Volume 887, Page 1342, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.z. Easement granted by Caroline Hunt Trust Estate to the City of Mesquite as recorded in Volume 887, Page 1344, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.aa. Unlikely or lack of access to road or highway abutting subject property as set forth in instrument recorded in Volume 87086, Page 500, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.ab. Easement granted by LBJ Military Joint Venture to the City of Mesquite recorded in Volume 85206, Page 1477, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.ac. Easement granted by LBJ Military Joint Venture to Texas Power & Light Company as recorded in Volume 86196, Page 2138, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.ad. Easement and Agreement by and between LBJ Military Joint Venture and Elva Joint Venture as recorded in Volume 86248, Page 1072, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.ae. Easement granted by LBJ Military Joint Venture to the City of Mesquite recorded in Volume 86043, Page 4228, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.af. The following building lines and easements as shown on plat recorded in Volume 85101, Page 2087, Official Public Records, Dallas County, Texas. (Plat is legible. May affect the Subject Property.)
- 10.7. P.O.B. assessment
- 10.8. Assessment & utility easements
- 10.9. 10' sanitary sewer easement
- 10.10. Intentionally omitted by Title Company.
- 10.11. Easement granted by AGF Scymore Rodos Ltd. to the County of Dallas recorded in Volume 95108, Page 2691, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.12. Easement granted by AGF Scymore Rodos Ltd. to the City of Mesquite recorded in Volume 90403, Page 4233, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.13. Easement granted by LBJ East Venture to the City of Mesquite recorded in Volume 85189, Page 3100, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.14. Intentionally omitted by Surveyor.
- 10.15. Easement granted by LBJ East Venture to Brazos Electric Power Cooperative, Inc. as recorded in Volume 86006, Page 1285, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)
- 10.16. Easement granted by Leonard A. Thomas, Trustee to City of Mesquite as recorded in Volume 84056, Page 3784, Official Public Records, Dallas County, Texas. (Affects the Subject Property as shown.)

The Surveyor has not conducted the record title and/or assessments of the subject property. This Surveyor prepared this survey with the benefit of a title commitment described above and assumed no liability for any assessments, right-of-way matters or other title matters affecting the subject property which may have been filed in the Official Public Records but are not disclosed in said title commitment.

DATE	REVISION	BY	DATE	REVISION	BY
08/26/17	1	W	08/26/17	1	W
08/26/17	2	W	08/26/17	2	W
08/26/17	3	W	08/26/17	3	W
08/26/17	4	W	08/26/17	4	W
08/26/17	5	W	08/26/17	5	W
08/26/17	6	W	08/26/17	6	W
08/26/17	7	W	08/26/17	7	W
08/26/17	8	W	08/26/17	8	W
08/26/17	9	W	08/26/17	9	W
08/26/17	10	W	08/26/17	10	W
08/26/17	11	W	08/26/17	11	W
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08/26/17	13	W	08/26/17	13	W
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08/26/17	17	W	08/26/17	17	W
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08/26/17	34	W	08/26/17	34	W
08/26/17	35	W	08/26/17	35	W
08/26/17	36	W	08/26/17	36	W
08/26/17	37	W	08/26/17	37	W
08/26/17	38	W	08/26/17	38	W
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08/26/17	44	W	08/26/17	44	W
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08/26/17	50	W	08/26/17	50	W
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08/26/17	52	W	08/26/17	52	W
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08/26/17	58	W	08/26/17	58	W
08/26/17	59	W	08/26/17	59	W
08/26/17	60	W	08/26/17	60	W
08/26/17	61	W	08/26/17	61	W
08/26/17	62	W	08/26/17	62	W
08/26/17	63	W	08/26/17	63	W
08/26/17	64	W	08/26/17	64	W
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08/26/17	66	W	08/26/17	66	W
08/26/17	67	W	08/26/17	67	W
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08/26/17	69	W	08/26/17	69	W
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08/26/17	75	W	08/26/17	75	W
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08/26/17	79	W	08/26/17	79	W
08/26/17	80	W	08/26/17	80	W
08/26/17	81	W	08/26/17	81	W
08/26/17	82	W	08/26/17	82	W
08/26/17	83	W	08/26/17	83	W
08/26/17	84	W	08/26/17	84	W
08/26/17	85	W	08/26/17	85	W
08/26/17	86	W	08/26/17	86	W
08/26/17	87	W	08/26/17	87	W
08/26/17	88	W	08/26/17	88	W
08/26/17	89	W	08/26/17	89	W
08/26/17	90	W	08/26/17	90	W
08/26/17	91	W	08/26/17	91	W
08/26/17	92	W	08/26/17	92	W
08/26/17	93	W	08/26/17	93	W
08/26/17	94	W	08/26/17	94	W
08/26/17	95	W	08/26/17	95	W
08/26/17	96	W	08/26/17	96	W
08/26/17	97	W	08/26/17	97	W
08/26/17	98	W	08/26/17	98	W
08/26/17	99	W	08/26/17	99	W
08/26/17	100	W	08/26/17	100	W

Winkelmann & Associates, Inc.
Surveyors
1800 W. LBJ Freeway, Suite 500
Dallas, Texas 75203
(972) 690-7000
www.winkelmann.com

DANIEL TANNER SURVEY, ABSTRACT NO. 1462 AND THE JOB BADGLEY SURVEY, ABSTRACT NO. 74
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
CENTURION AMERICAN DEVELOPMENT GROUP
1800 W. LBJ Freeway, Suite 500
Dallas, Texas 75203
(972) 690-7000
www.winkelmann.com

DESCRIPTION

Being a 5.315 acre tract of land situated in the Joe Badgley Survey, Abstract number 74, City of Mesquite, Dallas County, Texas, and being all of that certain tract or parcel of land as described in deed to JADO Properties, Inc. as recorded in Volume 87209, Page 1419 of the Deed Records of Dallas County, Texas, said 5.315 acre tract being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said JADO tract, the southernmost southwest corner of a called 2.821 acre tract of land as described in deed to Scyene Rodeo, LTD. as recorded in Volume 2000064, Page 2651 of said Deed Records, said iron rod also being in the north right-of-way line of Rodeo Drive (a 60 foot wide right-of-way) and being South 89 degrees 06 minutes 14 seconds West, a distance of 166.28 feet from the intersection of the north right-of-way line of Rodeo Drive with the west right-of-way line of Hickory Tree Road (a 60 foot wide right-of-way);

Thence South 89 degrees 06 minutes 14 seconds West, along the south line of said JADO tract and the north right-of-way line of Rodeo Drive, a distance of 545.97 feet to a 1/2 inch iron rod found for the southwest corner of said JADO tract and the southeast corner of a called 1.9483 acre tract (Tract 5) as described in said Scyene Rodeo, LTD. deed and being North 89 degrees 06 minutes 14 seconds East, a distance of 208.67 feet from a 1/2 inch iron rod found for reference;

Thence North 00 degrees 43 minutes 50 seconds West, along the west line of said JADO tract and east line of said called 1.9483 acre tract, a distance of 497.71 feet to a 1/2 inch iron rod found for the northwest corner of said JADO tract and the northeast corner of said called 1.9483 acre tract and being in the South line of a called 18.3003 acre tract (Tract 2) of said Scyene Rodeo, LTD. deed, said iron rod also being North 44 degrees 15 minutes 38 seconds East, a distance of 310.11 feet from a 1/2 inch iron rod found for the southernmost southwest corner of said called 18.3003 acre tract;

Thence North 89 degrees 10 minutes 20 seconds East, along the north line of said JADO tract and the south line of said called 18.3003 acre tract, a distance of 366.01 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said JADO tract and the northernmost northwest corner of aforesaid called 2.821 acre tract;

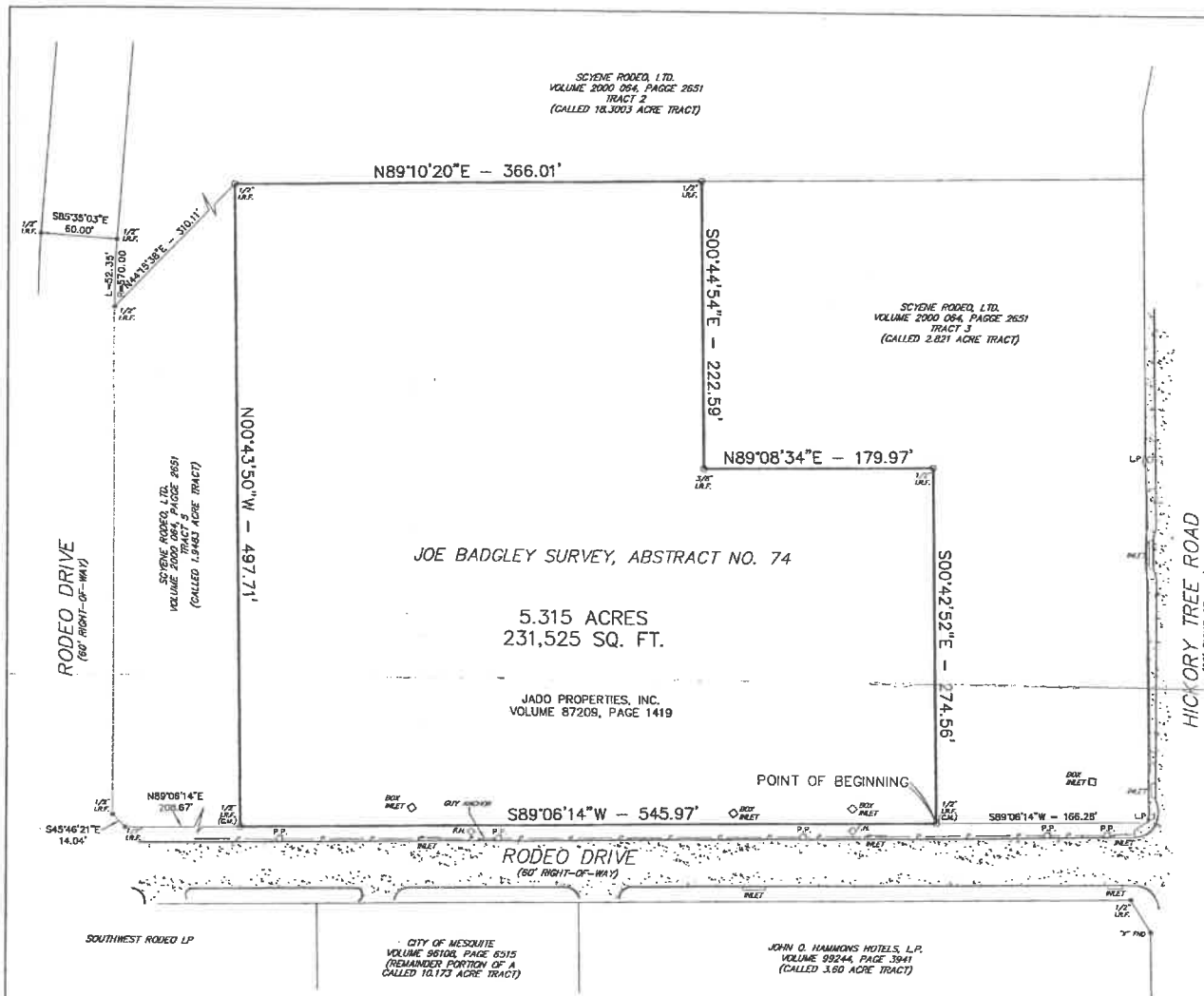
Thence along the common line of said JADO tract and said called 2.821 acre tract the following calls:

South 00 degrees 44 minutes 54 seconds East, a distance of 222.59 feet to a 3/8 inch iron rod found;

North 89 degrees 08 minutes 34 seconds East, a distance of 179.97 feet to a 1/2 inch iron rod found;

South 00 degrees 42 minutes 52 seconds East, a distance of 274.56 feet to the Point Of Beginning and containing 5.315 acres or 231,525 square feet of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



NOTES ADDRESSING SCHEDULE "B" ITEMS:

- EASEMENT TO COMMUNITY NATURAL GAS CO., RECORDED IN VOL. 1381, PG. 165, D.R.D.C.T. (PROPERTY SUBJECT TO, NOT SHOWN ON SURVEY)
- EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC., RECORDED IN VOL. 3437, PG. 176, D.R.D.C.T. AND AS PARTIALLY RELEASED IN VOL. 87130, PG. 1434, D.R.D.C.T. (DOES NOT AFFECT SUBJECT PROPERTY BY PARTIAL RELEASE)
- EASEMENT TO T.P. & L. CO., RECORDED IN VOL. 4904, PG. 109, D.R.D.C.T. (DOES NOT AFFECT SUBJECT PROPERTY)

GENERAL NOTES:

- THE FEATURES SHOWN HEREON ARE VISIBLE ONLY, NO UNDERGROUND FEATURES ARE SHOWN.
- THIS SURVEY IS NOT VALID UNLESS SURVEYOR'S SIGNATURE IS IN RED INK AND SURVEYOR'S SEAL IS EMBOSSED ON SURVEY.
- ALL CORNERS MARKED AS 1/2" I.R.S. WILL HAVE A YELLOW PLASTIC CAP MARKED "PRECISE LAND SURVY".
- BASIS OF BEARING IS THE CITY OF MESQUITE CONTROL NETWORK

PROPERTY DESCRIPTION:

Being a 5.315 acre tract of land situated in the Joe Badgley Survey, Abstract number 74, City of Mesquite, Dallas County, Texas, and being all of that certain tract or parcel of land as described in deed to JADO Properties, Inc. as recorded in Volume 87208, Page 1419 of the Deed Records of Dallas County, Texas, said 5.315 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said JADO tract, the southernmost southwest corner of a called 2.821 acre tract of land as described in deed to Scylene Rodeo, LTD. as recorded in Volume 2000 064, Page 2651 of said Deed Records, said iron rod also being in the north right-of-way line of Rodeo Drive (a 60 foot wide right-of-way) and being South 89 degrees 06 minutes 14 seconds West, a distance of 166.28 feet from the intersection of the north right-of-way line of Rodeo Drive with the west right-of-way line of Hickory Tree Road (a 60 foot wide right-of-way);

THENCE South 89 degrees 06 minutes 14 seconds West, along the south line of said JADO tract and the north right-of-way line of Rodeo Drive, a distance of 545.97 feet to a 1/2 inch iron rod found for the southwest corner of said JADO tract and the southwest corner of a called 1.9483 acre tract (Tract 5) as described in said Scylene Rodeo, LTD. deed and being North 89 degrees 06 minutes 14 seconds East, a distance of 208.57 feet from a 1/2 inch iron rod found for reference;

THENCE North 00 degrees 43 minutes 50 seconds West, along the west line of said JADO tract and east line of said called 1.9483 acre tract, a distance of 497.71 feet to a 1/2 inch iron rod found for the northwest corner of said JADO tract and the northwest corner of said called 1.9483 acre tract and being in the south line of a called 18.3003 acre tract (Tract 2) of said Scylene Rodeo, LTD. deed, said iron rod also being North 44 degrees 15 minutes 30 seconds East, a distance of 310.11 feet from a 1/2 inch iron rod found for the southernmost southwest corner of said called 18.3003 acre tract;

THENCE North 89 degrees 10 minutes 20 seconds East, along the north line of said JADO tract and the south line of said called 18.3003 acre tract, a distance of 366.01 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said JADO tract and the northernmost northwest corner of aforesaid called 2.821 acre tract;

THENCE along the common line of said JADO tract and said called 2.821 acre tract the following calls:

South 00 degrees 44 minutes 54 seconds East, a distance of 222.59 feet to a 3/8 inch iron rod found;

North 89 degrees 08 minutes 34 seconds East, a distance of 179.97 feet to a 1/2 inch iron rod found;

South 00 degrees 42 minute 52 seconds East, a distance of 274.56 feet to the POINT OF BEGINNING and containing 5.315 acres or 231,525 square feet of land more or less.

SURVEYOR'S CERTIFICATE

THIS IS TO DECLARE, that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted herein.

This survey is not to be used for construction purposes and is for the exclusive use of Chicago Title Insurance Company only and this survey is made pursuant to that one certain title commitment under the G# number 689633-MES, provided by the title company named herein. Executed as of the 11th day of April, 2006.

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DANIEL A. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4645



PRECISE LAND SURVEYING, INC.
4828 EASTOVER DRIVE • MESQUITE, TEXAS 76148
(972) 981-7072 FAX (972) 276-1808

BOUNDARY SURVEY
5.315 ACRES
JOE BADGLEY SURVEY, ABSTRACT NO. 74
CITY OF MESQUITE,
DALLAS COUNTY, TEXAS

REVISED: 04-11-06
DATE: 11-07-05
SCALE: 1"=60'
CALC. BY: J.M.R.
CHECKED BY: J.M.R.
JOB NO.: 005-5010
FILE: 005-5010.DWG