

Ordinance # 2682

"EXHIBIT E"

LEGAL DESCRIPTION

PARCEL ONE (Whitt):

BEING situated in KAUFMAN County, Texas, and being 391.949 acres (17,073,298 square feet) tract or parcel of land, out of the L.H. Adams Survey, Abstract Number 7, the J.M.H. Chisholm Survey, Abstract Number 105, and the J. McEnturff Survey, Abstract Number 340, and being a portion of those same certain tracts conveyed to Whitt, Inc. by deed dated December 4, 1962, and described as First Tract (a called 422.21 acre tract), Second Tract (a called 72 acre tract) and Third Tract (a called 4.2 acre tract, as recorded in Volume 455, Page 242, of the Deed Records of KAUFMAN County, Texas, said tracts totaling by deed call 494.21 acres, save and except 92.900 acres currently in the Corporate City Limits of Terrell, save and except a called 0.5165 acre site for the City of Terrell's water tank, site, as recorded in Volume 533, Page 267, of the Deed Records of KAUFMAN County, Texas, save and except Lot 3 of Whitt Ranch Addition, as recorded in Plat Cabinet 2, Sleeve 761, of the Plat Records of KAUFMAN County, Texas, save and except the called 4.503 acres for the Robert and Emma Whitt homestead site, as recorded in Volume 1222, Page 368, of the Deed Records, KAUFMAN County, Texas, and save and except a called 2.4 acres for a tract to Matthew C. Roberts, Jr., BEING AN AREA OF QUESTIONABLE TITLE INCLUDED IN TITLE COMMITMENT, said tract being conveyed from W.L. Whitt to Matthew C. Roberts, Jr., on or about December 4th, 1948, as evidenced by T.P. and L. Easement and Right-of-Way description dated September 16, 1968, and recorded in Volume 518, Page 151, of the Deed Records of KAUFMAN County, Texas, said easement description referring to Volume 351, Page 372 of the Deed Records of KAUFMAN County, Texas, and being further evidenced by existing fence lines or possession lines, and in total equaling approximately 486.79 acres per deeds, (Note The deed for the above reference 2.4 acre tract incorrectly referenced as Volume 351, Page 372 Deed Records KAUFMAN County, Texas., appears to have been misfiled, as no actual deed could be found. Please see first page of the attached legal for reference the volume and page reference page 372, is a signature page, said 391.949 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the North corner of the above-referenced Whitt, Inc. First Tract said point also being in the Southerly line of a called 155.0 acre tract of land conveyed to Edgar and William Wallace, Mattie Baker, Henry Wallace and Mary Rebecca Clark, by deed dated December 12, 1972, as recorded in Volume 571, Page 398, Deed Records, KAUFMAN County, Texas, said point also being an interior Easterly corner for a call 57.07 acre tract of land conveyed to Harvey D. Lynch, by deed dated April 4, 1996, as recorded in Volume 1206, Page 851, Deed Records, KAUFMAN County, Texas, and from which a found fence corner at the Westerly corner of the above referenced 155.0 acre tract, bears North 45 degrees 29 minutes 23 seconds West a total distance of 526.6 feet (Deed 526.44 feet);

THENCE South 44 degrees 03 minutes 06 seconds West (BASIS OF BEARING - All bearings are grid and based on the Texas State Plane Coordinate System for the Lambert North Central Zone {NAD 1983} and all distances are true distances. Deed bearing is South 45 degrees 00 minutes 00 seconds West), along the Southeasterly line of said Lynch tract, a total distance of 2169.37feet (Deed 788.5 vs or 2190.28 feet) to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the most Northerly corner of a called 368 acre tract conveyed to Jack C. Morgan, Sr., and described in deed as recorded in Volume 988, Page 697, Deed Records, KAUFMAN County, Texas;

THENCE South 45 degrees 36 minutes 26 seconds East (Deed - South 45 degrees 00 minutes 00 seconds East), along the Northeasterly line of said Morgan tract, a total distance of 5938.59 feet (Deed 2370 vs or 6583.33 feet) to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the most Easterly corner of same, said point being the most Northerly corner of the above-referenced Whitt, Inc. Third tract (a called 4.2 acre tract);

THENCE South 44 degrees 10 minutes 03 seconds West (Deed - South 45 degrees 00 minutes 00 seconds West), along an interior and Southeasterly line for said Morgan tract, a total distance of 297.19 feet to a point for corner in the Corporate City Limit Line of Terrell;

THENCE South 72 degrees 09 minutes 17 seconds East, to a point for corner in the Westerly right-of- way line of F.M. 986/Poetry Road (a variable width right-of-way), a total distance of 1815.38 feet to a point for corner at the beginning of a curve to the right whose center bears South 73 degrees 03 minutes 49 seconds East, a total distance of 358.31 feet;

THENCE in a Northerly/Northeasterly direction and continuing along said existing Westerly right-of-way line and along said curve to the right, through a central angle of 26 degrees 55 minutes 17 seconds, and an arc length of 168.36 feet (Chord Bearing = North 30 degrees 23 minutes 50 seconds East, 166.81 feet)to a point for corner at the end of said curve;

THENCE North 00 degrees 01 minutes 24 seconds East, 504.07 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING";

THENCE North 57 degrees 17 minutes 33 seconds West (Deed - North 56 degrees 46 minutes 17 seconds West), 123.93 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING";

North 05 degrees 33 minutes 10 seconds East (Deed - North 06 degrees 04 minutes 26 seconds East), 189.45 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the most Northerly corner of said tract;

THENCE, South 68 degrees 38 minutes 18 seconds East (DEED - South 68 degrees 07 minutes 32 seconds East), along the Northeasterly line of said tract a total distance of 763.05 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the most Easterly corner of said tract and being in the existing Northwesterly right-of-way line of F.M. Highway No. 986/Poetry Road (a variable width right-of-way);

THENCE North 35 degrees 26 minutes 24 seconds East (NO DEED BEARING CALLS OR DISTANCES FOR WHITT, INC. FIRST TRACT (a called 422.21 acre tract)- DEED CALLS TO BE NORTHERLY AND NORTHEASTERLY WITH MEANDERS OF THE WESTERLY LINE OF TERRELL/POETRY ROAD TO THE POINT OF BEGINNING), along said existing westerly right of way line, a total distance of 871.32 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the beginning of a curve to the left whose center bears North 54 degrees 33 minutes 36 seconds West, a total distance of 676.20 feet;

THENCE, in a Northerly/Northeasterly direction (NO DEED BEARING CALLS OR DISTANCES FOR WHITT, INC. FIRST TRACT (a called 422.21 acre tract) - DEED CALLS TO BE NORTHERLY AND NORTHEASTERLY WITH MEANDERS OF THE WESTERLY LINE OF TERRELL/POETRY ROAD TO THE POINT OF BEGINNING) continuing along said existing Westerly right-of-way line, and along said curve to the left, through a central angle of 22 degrees 34 minutes 00 seconds, and an arc length of 266.33 feet (Chord Bearing = North 24 degrees 09 minutes 24 seconds East, 264.61 feet) to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the end of said curve;

THENCE North 12 degrees 52 minutes 24 seconds East, continuing along said existing Westerly right-of-way line, a total distance of 337.50 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the beginning of a curve to the left whose center bears North 77 degrees 07 minutes 36 seconds West, a total distance of 676.20 feet;

THENCE, in a Northerly direction (NO DEED BEARING CALLS OR DISTANCES FOR WHITT, INC. FIRST TRACT(a called 422.21 acre tract) - DEED CALLS TO BE NORTHERLY AND NORTHEASTERLY WITH MEANDERS OF THE WESTERLY LINE OF TERRELL/POETRY ROAD TO THE POINT OF BEGINNING) continuing along said existing Westerly right-of-way line, and along said curve to the left, through a central angle of 18 degrees 08 minutes 00 seconds, and an arc length of 214.01 feet (Chord Bearing = North 03 degrees 48 minutes 24 seconds East, 213.12 feet) to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the end of said curve;

THENCE North 05 degrees 15 minutes 36 seconds West (NO DEED BEARING CALLS OR DISTANCES FOR WHITT, INC. FIRST TRACT (a called 422.21 acre tract) - DEED CALLS TO BE NORTHERLY AND NORTHEASTERLY WITH MEANDERS OF THE WESTERLY LINE OF TERRELL/POETRY ROAD TO THE POINT OF BEGINNING) along said existing Westerly right-of-way line, a total distance of 461.61 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING" at the Southeasterly corner of a called 2.4 acre tract conveyed to Matthew C. Roberts, Jr., BEING AN AREA OF QUESTIONABLE TITLE INCLUDED IN TITLE COMMITMENT, said tract being conveyed from W.L. Whitt to Matthew C. Roberts, Jr., on or about December 4, 1948, as evidenced by T.P. and L. Easement and Right-of-Way description dated September 16, 1968, and recorded in Volume 518, Page 151, of the Deed Records of KAUFMAN County, Texas, said easement description referring to Volume 351, Page 372, of the Deed Records of KAUFMAN County, Texas., and being further evidenced by existing fence lines/possession lines, (Note; The deed for the above reference 2.4 acre tract, incorrectly referenced as Volume 351, Page 372, of the Deed Records KAUFMAN County, Texas, appears to have been misfiled, as no actual deed could be found. Please see first

page of the attached legal for reference. The volume and page referenced, page 372, in a signature page.);

THENCE South 82 degrees 39 minutes 15 seconds West (DEED - South 45 degrees 00 minutes 00 seconds West - 2.4 acre area of questionable title - Should be South 82 degrees 30 minutes 00 seconds West) along the Southerly line of said tract, a total distance of 530.00 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TRI-TECH DFW SURVEYING", at the most Southwesterly corner of the above- referenced 2.4 acre tract, said point being at the most Southerly/Southeasterly corner of a called 109.0 acre tract described in a deed dated April 25, 1987, to Matthew C. Roberts, III, Trustee, as recorded in Volume 972, Page 12, Deed Records of KAUFMAN County, Texas, and being approximately 2 feet Northwest of an existing barb-wire fence;

THENCE South 82 degrees 00 minutes 37 seconds West (DEED - South 82 degrees 30 minutes 00 seconds West) along the Southerly line for said 109.0 tract a total distance of 935.83 feet to an old fence corner post at the most Southwesterly/South corner of the above-referenced 109.0 acre tract;

THENCE North 45 degrees 29 minutes 23 seconds West (DEED - North 45 degrees 00 minutes 00seconds West) along the Southwesterly line of said 109.0 acre tract and passing by deed call, at a total distance of 1897.42 feet the most Westerly corner of same, said point also being the most Southerly corner of a called 60.0 acre tract described in deed dated June 30, 1994, to Sue Howell Roberts Sloan and Homer V. Howell, Trustees of the Matthew C. Roberts, III Residual Trust, and recorded in Volume 1133, Page 588, Deed Records of KAUFMAN County, Texas, continuing in all, a total distance of 3073.53 feet and passing by deed call, the most Southerly corner of a 155.0 acre tract of land conveyed to Edgar and William Wallace, Mattie Baker, Henry Wallace and Mary Rebecca Clark, by deed dated December 12, 1972, as recorded in Volume 571, Page 398, Deed Records of KAUFMAN County, Texas, continuing in all a total distance of 5852.78 feet to the POINT OF BEGINNING, and CONTAINING 17,073,298 square feet or 391.949 acres of land, more or less.

PARCEL TWO (Lynch):

TRACT 1:

Parcel A:

Being a tract of land out of the W.B. Head Survey, Abstract No. 233 in Kaufman County, Texas, and being a portion of land conveyed to Harvey D. and Carl Dennis Lynch by deed recorded in Volume 1206, Page 851, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being further described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" at a fence corner marking the north corner of that certain 94.87 acre tract

conveyed by Lelia S. Hodges to Martha Ware by deed recorded in Volume 249, Page 464, D.R.K.C.T.,

THENCE, South 46°11'20" East (South 45°06'45" East), along the northeasterly line of said 94.87 acre tract, a distance of 1940.31 feet (1941.00 feet) to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" marking a common corner between said 94.87 acres and a 96.02 acre tract as described in Volume 160, Page 93, D.R.K.C.T.,

THENCE, South 49°21'27" West (South 50°25'5" West), along the common line between said 94.87 acre tract and 96.02 acre tract, a distance of 1106.49 feet (1106.46 feet) to a found 1/2-inch iron rod for a corner of the herein described parcel:

THENCE, North 45°57'06" West (North 44°53' West), a distance of 1836.14 feet (1836.47 feet) to a 5/8- inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for corner on the northwest line of said 94.87 acre tract and the southeast line of that certain tract of land conveyed to Ted B. Lyon by deed recorded in Volume 2467, Page 410, D.R.K.C.T.

THENCE, North 43°57'20" East (North 45°00' East), along the common line between said 94.87 acre tract and Ted B. Lyon tract, a distance of 1093.72 feet (1093.89 feet) to the POINT OF BEGINNING, and containing a computed area of 47.579 acres (2,072,555 square feet) of land, more or less.

Parcel B:

Being a tract of land out of the W.B. Head Survey, Abstract No. 233 in Kaufman County, Texas, and being a portion of land conveyed to Harvey D. and Carl Dennis Lynch by deed recorded in Volume 1206, Page 851, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being further described as follows:

BEGINNING a found 1/2-inch iron rod on the southeasterly line of that certain tract of land conveyed to Ted B. Lyon by deed recorded in Volume 2467, Page 410, D.R.K.C.T. and marking the west corner of that certain 94.87 acre tract conveyed by Lelia S. Hodges to Martha Ware by deed recorded in Volume 249, Page 464, D.R.K.C.T.

THENCE, North 43°57'20" East (North 45 degrees 00' East), along the common line between said Ted B. Lyon tract and Martha Ware tract, a distance of 1163.61 feet (1163.95 feet) to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for corner;

THENCE, South 45°57'06" East (South 44°53' East), a distance of 1836.14 feet (1836.46 feet) to a 1/2-inch iron rod found on the southeast line of said 94.87 acres and the northwest line of that certain 96.02 acre tract of land described in Volume 160, Page 93, D.R.K.C.T. for corner;

THENCE, South 49°21'27" West (South 50°25'15" West), along the common line between said 94.87 acre and 96.02 acre tracts, a distance of 1168.62 feet (1168.95 feet) to a 1/2 inch iron rod found marking the south corner of said 94.87 acre tract and the east corner of that certain 134

acre tract of land as described in deed recorded in Volume 268, Page 375, D.R.K.C.T., same also being the east corner of that certain 104.46 acre tract of land as described in Volume 584, Page 774, D.R.K.C.T. and the east corner of that certain tract of land conveyed to Harvey D. and Carl Dennis Lynch by deed recorded in Volume 2066, Page 221, D.R.K.C.T. for corner;

THENCE, North $45^{\circ}57'06''$ West (North $44^{\circ}53'$ West), along the common line between said 97.87 acre tract, 134 acre tract, 104.46 acre tract and Lynch tract, a distance of 1726.12 feet (1726.03 feet) to the POINT OF BEGINNING, containing a computed area of 47.579 acres (2,072,536 square feet) of land, more or less.

Parcel C:

Being a tract of land out of the L.H. Adams Survey, A-7, in Kaufman County, Texas, and being a part of that called 96.02 acres conveyed to T.P Ware by Ben Allen by deed of record in Volume 160, Page 93, Kaufman County Deed Records, and being further described as follows:

BEGINNING a 1/2-inch iron rod found on the northwesterly line of that certain 134 acre tract of land as described in deed recorded in Volume 268, Page 375, D.R.K.C.T. and marking the west corner of said 96.02 acres;

THENCE, North $45^{\circ}25'49''$ East (North $46^{\circ}30'10''$ East), along the common line between said 134 acre and 96.02 acre tracts, a distance of 2657.31 feet (2657.41 feet) to a found 1/2-inch iron rod marking the east corner said 134 acre tract, the east corner of that certain 104.46 acre tract of land as described in Volume 584, Page 774, D.R.K.C.T. and the east corner of that certain tract of land conveyed to Harvey D. and Carl Dennis Lynch by deed recorded in Volume 2066, Page 221, D.R.K.C.T. the same being the south corner of that certain 94.87 acre tract of land as conveyed by Lelia S. Hodges to Martha Ware by deed recorded in Volume 249, Page 464, D.R.K.C.T., for an angle point;

THENCE, North $49^{\circ}21'37''$ East (North $50^{\circ}25'15''$ East), along the common line between said 94.47 acre and 96.02 acre tracts, a distance of 1105.00 feet (1105.18 feet) to a found 1/2-inch iron rod marking the north corner of the herein described tract;

THENCE, South $45^{\circ}57'35''$ East (South $44^{\circ}53'$ East), a distance of 392.22 feet (392.45 feet) to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for the east corner of the herein described tract;

THENCE, South $44^{\circ}50'34''$ West (South $45^{\circ}54'50''$ West), passing at a distance of 2415.61 feet a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for the north corner of that certain tract of land conveyed to Angel Landeros by deed recorded in Volume 2371, Page 390, D.R.K.C.T. and continuing along the northwesterly line of said Landeros tract a total distance of 3545.82 feet (3546.00 feet) to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" marking a common corner between said Landeros tract and the herein described tract;

THENCE, North 46°04'35" West (North 45°00' West), along the common line between said Landeros tract and the herein described tract, a distance of 210.00 feet to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for a common corner between said tracts;

THENCE, South 43°55'25" West (South 45°00' West), along the common line between said Landeros tract and the herein described tract, a distance of 210.00 feet to a found 1/2-inch iron rod on the southwesterly line of the aforementioned 96.02 acre tract and marking the common corner between said Landeros tract, the herein tract and that certain tract of land conveyed to Anna M. Breitenbach by deed recorded in Volume 1055, Page 845, D.R.K.C.T.

THENCE, North 46°07'41" West (North 45°04'20" West), along the common line between said Breitenbach tract and 96.02 acre tract, a distance of 299.85 feet (300.00 feet) to the POINT OF BEGINNING and containing a computed area of 40.049 acres (1,744,522 square feet) of land, more or less.

TRACT 2:

Being a tract of land out of the L.H. Adams Survey, A-7 in Kaufman County, Texas, and being a part of that called 96.02 acres conveyed to T.P. Ware by Ben Allen by deed of record in Volume 160, Page 93, Kaufman County Deed Records, and being further described as follows:

COMMENCING at 1/2-inch iron rod found on the northwesterly line of that certain 134 acre tract of land as described in deed recorded in Volume 268, Page 375, D.R.K.C.T. and marking the west corner of said 96.02 acre tract and the north corner of that certain tract of land conveyed to Anna M. Breitenbach by deed recorded in Volume 1055, Page 845, D.R.K.C.T.

THENCE, South 46°07'41" East (South 45°04'20" East), along the common line between said 96.02 acre tract and Breitenbach tract, a distance of 299.85 feet (300.00 feet) to a found 1/2-inch iron rod marking the common corner between said Breitenbach tract and that certain tract of land conveyed to Angel Landeros by deed recorded in Volume 2371, Page 390, D.R.K.C.T.;

THENCE, North 43°55'25" East (North 45°00' East), along the northwesterly line of said Landeros tract, a distance of 210.00 feet to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for corner;

THENCE, South 46°04'35" East (South 45°00' East), continuing along the northwesterly line of said Landeros tract, a distance of 210.00 feet to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for corner;

THENCE, North 44°50'34" East (North 45°54'50" East), continuing along the northwesterly line of said Landeros tract, a distance of 1130.21 feet to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for the POINT OF BEGINNING;

THENCE, North 44°50'34" East (North 45°54'50" East), a distance of 2415.61 feet to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for corner;

THENCE, North 45°57'35" West (North 45°53' West), a distance of 392.22 feet (392.45 feet) to a found 1/2-inch iron rod on the common line between said 96.02 acre tract and that certain 94.87 acre tract of land as described in deed recorded in Volume 249, Page 464, D.R.K.C.T. for corner;

THENCE, North 49°21'27" East (North 50°25'15" East), along the common line between said 94.87 acre and 96.02 acre tracts, a distance of 1170.12 feet (1170.23 feet) to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" marking a common corner between said 94.87 acre and 96.02 acre tracts;

THENCE, South 46°11'20" East (South 45°06'45" East), along the northeasterly line of said 96.02 acre tract, a distance of 39.00 feet to a found 1/2-inch iron rod for corner;

THENCE, South 11°55'25" West (South 13°00' West), a distance of 160.09 feet (159.47 feet) to a 5/8-inch iron rod set with plastic cap stamped "TRI TECH DFW SURVEYING" for an angle point;

THENCE, South 22°49'35" East (South 21°45' East), a distance of 135.96 feet (136.77 feet) to a found 1/2-inch iron rod for corner;

THENCE, South 44°31'06" West (South 45°??'40" West), a distance of 651.59 feet (652.00 feet) to a found 1/2-inch iron rod marking an ell corner of that certain tract of land described in deed recorded in Volume 322, Page 402, D.R.K.C.T. for corner;

THENCE, South 44°02'36" East (South 43°04' East), along the northeast line of said 56.42 acre tract, a distance of 526.38 feet (526.44 feet) to a 5/8-inch iron rod found marking the common corner between said 96.02 acre tract and that certain tract of land conveyed to Whitt Ranch Acres LLC by deed recorded in Volume 2897, Page 146, D.R.K.C.T. for corner;

THENCE, South 44°03'06" West (South 44°55' West), along the northwesterly line of said Whitt Ranch Acres tract, a distance of 2169.37 feet to a 5/8-inch iron rod found marking the west corner of said Whitt Ranch Acres tract for corner;

THENCE, South 45°25'33" East along the southwesterly line of said Whitt Ranch Acres tract, a distance of 8.07 feet to a 5/8-inch iron rod set with plastic cap stamped "Tri Tech DFW Surveying" marking the north corner of that certain tract of land conveyed to C & N, L.P., by deed recorded in Volume 2489, Page 251, D.R.K.C.T. for corner;

THENCE, South 43°50'25" West, along the northwesterly line of said C & N tract, a distance of 1891.35 feet to a 5/8-inch iron rod set with plastic cap stamped "Tri Tech DFW Surveying" marking the west corner of said C & N tract and the south corner of the herein described tract;

THENCE, North $46^{\circ}07'41''$ West (North $45^{\circ}04'20''$ West), a distance of 219.98 feet to a found 1/2-inch iron rod on the southeasterly line of the Landeros tract for corner;

THENCE, North $43^{\circ}55'22''$ East (North $44^{\circ}55''$ East), a distance of 10.08 feet (10.00 feet) to a 1/2-inch iron rod found for the beginning for a curve to the right;

THENCE, Northeasterly, along the arc of said curve to the right an arc length of 207.02 feet, a radius of 347.36 feet, a central angle of $34^{\circ}08'50''$ and a chord which bears North $60^{\circ}59'47''$ East, a distance of 203.97 feet a 5/8-inch iron rod set with plastic cap stamped "Tri Tech DFW Surveying" marking the point of reverse curvature of a curve to the left;

THENCE, Northeasterly, along the arc of said curve to the right an arc length of 207.02 feet, a radius of 347.36 feet, a central angle of $34^{\circ}08'50''$ and a chord which bears North $60^{\circ}59'47''$ East, a distance of 203.97 feet a 1/2-inch iron rod found marking the point of tangency of said curve to the left;

THENCE, North $43^{\circ}55'22''$ East (North $44^{\circ}55'$ East), a distance of 939.55 feet to a 1/2 iron rod found for corner;

THENCE, North $46^{\circ}04'39''$ West (North $45^{\circ}05'$ West), a distance of 431.08 feet (429.32 feet) to the POINT OF BEGINNING and containing a computed area of 42.841 acres (1,866,160 square feet) of land, more or less.

TRACT 3:

Being a tract of land out of the L.H. Adams Survey, A-7, in Kaufman County, Texas, and being a portion of a 2.209 acre tract of land conveyed to Mackey Lee Brittain and wife Diana Brittain by Myrtle O. Williams, by deed dated December 12, 1980, recorded in Volume 609, Page 239, Deed Records of Kaufman County, and being further described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "Tri Tech DFW Surveying" marking the southeast corner of said 2.209 acre tract, said point being in the northeast right-of-way of West Griffith Avenue;

THENCE, Northwesterly, along the arc of said curve to the left, an arc distance of 60.31 feet (60.26 feet), a radius of 2924.79 feet (2924.93 feet), central angle of $01^{\circ}10'53''$ ($2^{\circ}10'50''$), and a chord which bears North $35^{\circ}56'57''$ West, a distance of 60.30 feet (North $34^{\circ}51'52''$ West, 60.26 feet) to a found 1/2-inch iron rod marking the southwest corner of the herein described tract;

THENCE, North $48^{\circ}08'07''$ East (North $49^{\circ}11'45''$ East), a distance of 646.94 feet (647.18 feet) to a found 1/-inch iron rod for the north corner of the herein described tract;

THENCE, South $46^{\circ}07'41''$ East (South $45^{\circ}04'20''$ East), a distance of 60.14 feet (60.11 feet) to a found 1/2-inch iron rod for corner;

THENCE, South 48°08'07" West (South 49°11'45" West), a distance of 657.63 feet (657.89 feet) to the POINT OF BEGINNING and containing a computed area of 0.898 acres (39.116 square feet) of land, more or less.