

PARCEL A AS SURVEYED LEGAL DESCRIPTION:

BEING A PARCEL OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY ABSTRACT 972, COUNTY OF DENTON, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE G OVERTON SURVEY ABSTRACT 972 FROM WHENCE A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" BEARS S00°21'00"E A DISTANCE OF 4690.20 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE S89°39'44"E, ALONG THE SOUTH LINE OF SONGBIRD ADDITION A DISTANCE OF 1584.40 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID SONGBIRD ADDITION;

THENCE DEPARTING THE SOUTH LINE OF SONGBIRD ADDITION, S00°50'03"W, A DISTANCE OF 149.47 FEET;

THENCE S32°16'46"E, A DISTANCE OF 724.36 FEET;

THENCE S42°58'43"E, A DISTANCE OF 240.57 FEET;

THENCE N65°46'20"E, A DISTANCE OF 438.63 FEET;

THENCE N21°22'14"E, A DISTANCE OF 98.79 FEET;

THENCE N58°40'17"E, A DISTANCE OF 107.70 FEET;

THENCE S50°23'08"E, A DISTANCE OF 150.54 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE;

THENCE 215.55 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 612.12 FEET, A CENTRAL ANGLE OF 20°10'34" AND A CHORD WHICH BEARS S75°57'43"E, A DISTANCE OF 214.44 FEET;

THENCE N90°00'00"E, A DISTANCE OF 276.00 FEET;

THENCE S43°01'16"E, A DISTANCE 1453.97 FEET;

THENCE S01°05'57"W, A DISTANCE OF 183.76 FEET;

THENCE N88°40'14"E, A DISTANCE OF 2,004.00 FEET;

THENCE S00°38'21"E, A DISTANCE OF 1,018.55 FEET;

THENCE N89°31'44"W, A DISTANCE OF 366.01 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 331.32 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 229.50 FEET, A CENTRAL ANGLE OF 82°42'58" AND A CHORD WHICH BEARS S28°20'01"W, A DISTANCE OF 303.29 FEET TO A NON-TANGENT COMPOUND CURVE TO THE LEFT;

THENCE 291.84 FEET, ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2105.76 FEET, A CENTRAL ANGLE OF 07°56'27" AND A CHORD WHICH BEARS S09°52'22"E, A DISTANCE OF 291.61 FEET;

THENCE S77°12'02"W, A DISTANCE OF 143.57 FEET;

THENCE S00°01'01"W, A DISTANCE OF 1,057.99 FEET;

THENCE S89°21'29"W, A DISTANCE OF 5,635.79 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" AT THE WEST LINE OF SAID GREENBERRY OVERTON SURVEY ABSTRACT 972;

THENCE N00°21'00"W, ALONG THE WEST LINE OF SAID GREENBERRY OVERTON SURVEY ABSTRACT 972, A DISTANCE OF 4690.20 FEET TO A FOUND 1/2" IRON ROD AND THE POINT OF BEGINNING.

CONTAINING 21,678,088 SQ. FT. OR 497.660 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR IN MY DIRECTION.



PAUL W. SMITH, RPLS 6129

PARCEL C AS SURVEYED LEGAL DESCRIPTION:

BEING A PARCEL OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY ABSTRACT 972, COUNTY OF DENTON, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE G OVERTON SURVEY ABSTRACT 972 FROM WHENCE A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" BEARS S00°21'00"E A DISTANCE OF 4690.20 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE S75°04'38"E A DISTANCE OF 7645.85 FEET TO A FOUND 1/2" IRON ROD WITH ILLEGIBLE BLUE PLASTIC CAP AT A POINT ON A NON-TANGENT CURVE TO THE LEFT ON THE WESTERLY RIGHT OF WAY OF JOHN DAY ROAD AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG THE WESTERLY RIGHT OF WAY OF JOHN DAY ROAD:

- 1) THENCE 278.16 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1255.00 FEET, A CENTRAL ANGLE OF 12°41'56", AND A CHORD WHICH BEARS S20°59'55"W, A DISTANCE OF 277.59 FEET TO A FOUND 1/2" IRON ROD;
- 2) THENCE S14°39'36"W A DISTANCE OF 155.95 FEET;
- 3) THENCE S69°03'34"W A DISTANCE OF 146.05 FEET;
- 4) THENCE S00°33'26"E A DISTANCE OF 12.88 FEET;
- 5) THENCE S15°29'53"E A DISTANCE OF 31.59 FEET;
- 6) THENCE N81°01'38"E A DISTANCE OF 108.61 FEET;
- 7) THENCE S14°42'21"W A DISTANCE OF 229.70 FEET TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA";
- 8) THENCE N61°17'00"W A DISTANCE OF 45.12 FEET TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" AT THE PC OF A NON-TANGENT CURVE TO THE LEFT;
- 9) THENCE 57.35 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 02°31'40", AND A CHORD WHICH BEARS S15°23'25"W, A DISTANCE OF 57.35 FEET;
- 10) THENCE S00°33'26"E A DISTANCE OF 132.15 FEET;
- 11) THENCE S81°31'49"E A DISTANCE OF 17.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 12) THENCE 144.49 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1255.00 FEET, A CENTRAL ANGLE OF 06°35'48", AND A CHORD WHICH BEARS S05°03'34"W, A DISTANCE OF 144.41 FEET TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA";
- 13) THENCE S01°54'56"W A DISTANCE OF 71.89 FEET TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA";
- 14) THENCE S00°32'44"E A DISTANCE OF 1546.82 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, S89°21'29"W, PASSING A FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "HALFF" AT 700.05 FEET, A DISTANCE OF 1469.53;

THENCE N00°01'01"E, A DISTANCE OF 1,057.99 FEET;

THENCE N77°12'02"E, A DISTANCE OF 143.57 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 291.84 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2105.76 FEET, A CENTRAL ANGLE OF 07°56'27" AND A CHORD WHICH BEARS N09°52'22"W, A DISTANCE OF 291.61 FEET TO A COMPOUND CURVE TO THE RIGHT;

THENCE 331.32 ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 229.50 FEET, A CENTRAL ANGLE OF 82°42'58" AND CHORD WHICH BEARS N28°20'01"E, A DISTANCE OF 303.29 FEET;

THENCE S89°31'44"E A DISTANCE OF 366.01 FEET;

THENCE N00°38'21"W A DISTANCE OF 1,018.55 FEET;

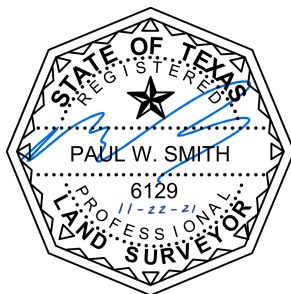
THENCE N88°40'14"E A DISTANCE OF 1,139.10 FEET;

THENCE S34°46'59"W A DISTANCE OF 26.66 FEET;

THENCE S62°11'06"E A DISTANCE OF 12.91 FEET TO A FOUND 1/2" IRON ROD WITH ILLEGIBLE BLUE PLASTIC CAP AND THE **POINT OF BEGINNING.**

CONTAINING 3,311,764 SQ. FT. OR 76.028 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR IN MY DIRECTION.



PAUL W. SMITH, RPLS 6129