

LEGAL DESCRIPTION

Dallas, Dallas County, Texas more particularly described as Being Lot 4, Block A/6489 of the Lombardy Business Park, an addition to the City of Dallas. This is a single story commercial warehouse building. Approximate square footage 53,158.

Being Lot 4, Block A/6789 of the Lombardy Business Park, an Addition to the City of Dallas, according to the revised plat thereof filed in Volume 93137. Page1443. of the deed records Dallas County, Texas, and being more fully described by Metes and Bounds as follows:

Commencing at a point in the south line of Manana Road (A variable width R.O.W). said point also being the Northeast corner of the aforementioned Lombard Business Park, Thence departing Manana Road and along the East line of Lombardy Business Park the following:

- (1) South 00° 13' 00" West a distance of 836.37 Feet:
- (2) South 14° 14' 27" West a distance of 41.27 Feet;
- (3) South 00° 13' 00" West a distance of 1098.23 Feet to the point of beginning and a 5/8 Inch iron rod with yellow plastic cap stamped RPS 1890 set for corner;

Thence South 00° 13' 00" West continuing along said East line of Lombardy Business Park a distance of 162.57 Feet to a 5/8 inch iron rod with yellow plastic cap stamped RPS 2890 set for corner;

Thence North 89° 47' 00" West departing said East line of Lombardy Business Park a distance of 302.99 Feet to a 5/8 inch iron rod with yellow plastic cap stamped RPS 1890 set for corner situated in the East line of Wire Way (A 56 Foot R.O.W.), said iron rod also being the beginning of a curve to the left;

Thence along said East line of Wire Way and said curve to the left having a central angle of 27° 48' 20", a radius of 363.00 Feet, whose center bears South 82° 51' 37", whose chord bearing is North 21° 02' 33" West at 174.44 feet, and arc length of 176.16 Feet to a 5/8 inch iron rod with yellow plastic cap stamped RPS 1890 set for corner;

Thence South 89° 47' 00" East departing said Wire Way a distance of 366.54 Feet to the point of beginning and containing 1.2203 Acres or 53.158 Square feet of land, MORE OR LESS.