

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

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DALLAS District

Transportation Code, Chapter 201, Section 201.1055, authorizes agreements with private entities for the acquisition, design, construction or renovation of buildings for the Texas Department of Transportation (department) by various methods. The methods include the exchange of existing department-owned property and improvements with a private entity in return for the construction of a building or other facility required to support department operations on department-owned property.

Under that authority, the department intends to issue three separate requests for proposals to select qualified private entities to design, construct, and provide other facility-support structures in exchange for existing properties. If the design and construction cost is less than the appraised value of the property, the private entity will be required to pay the difference in cash upon the exchange. If the costs are more than the value of the exchange, the private entity shall have the option to donate the difference. The construction of buildings on state-owned property will provide critically needed replacement facilities required to support department operations and mission.

The following department-owned properties to be exchanged will no longer be needed for the purposes for which they were acquired:

Property located at 12000 Greenville Avenue, Dallas, Dallas County, Texas, having an appraised value of \$10.2 million, more particularly described by metes and bounds in Exhibit A; will be exchanged for the following improvements:

- Construction of a new area engineer and maintenance facility to be completed on department-owned property located at SH 183 and Peters Road, in the city of Irving, Dallas County, Texas, more particularly described by metes and bounds in Exhibit E;
- Construction of a new area engineer and maintenance facility to be completed on department-owned property located at FM 2728 at SH 34, in the city of Kaufman, Kaufman County, Texas, more particularly described by metes and bounds in Exhibit F;
- Construction of a new engineer and laboratory building on department-owned property located at 2205 SH 5, McKinney, Collin County, Texas, more particularly described by metes and bounds in Exhibit G;

Property located at 901 I 30, Rockwall, Rockwall County, Texas, having an appraised value of \$2 million, more particularly described by metes and bounds in Exhibit B; and

Property located at 2750 Washington Street (SH 34), Kaufman, Kaufman County, Texas, having an appraised value of \$1.1 million, more particularly described by metes and bounds in Exhibit C; will be exchanged for the following improvements:

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- Construction of a maintenance facility to be completed on department-owned property located at 1851 SH 66, Garland, Dallas County, Texas, more particularly described by metes and bounds in Exhibit H;

Property located at 4202 Corn Valley Road, Grand Prairie, Dallas County, Texas, having an appraised value of \$656,539, more particularly described by metes and bounds in Exhibit D; will be exchanged for the following improvements:

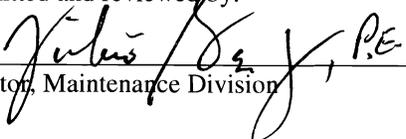
- Construction of shop and other support facilities on department-owned property located at 1424 High Meadows Way, Cedar Hill, Dallas County, Texas, more particularly described by metes and bounds in Exhibit I;

The department proposes to negotiate three separate development and exchange agreements with the top-ranked proposers to procure the new facilities, buildings and other facility support-structures, based on whose proposal provides the best value to the department. Best value will be based on cost estimates for the site development, design, construction and management services and all other associated cost.

IT IS THEREFORE ORDERED by the commission that the department issue three separate requests for proposals and commence negotiations with the top-ranked proposer to design, construct and provide other facility-support structures as described, in exchange for the department-owned properties located in Dallas, Rockwall, Kaufman and Grand Prairie.

IT IS FURTHER ORDERED that the department may negotiate with the second-ranked proposer or reissue a request for proposal for any of the projects in the event that suitable terms for a development and exchange agreement cannot be accomplished.

Submitted and reviewed by:

 P.E.

 Director, Maintenance Division

Recommended by:

 P.E.

 Interim Executive Director

112839 SEP 29 11

Minute	Date
Number	Passed

Exhibit A
Dallas Northeast Area Engineer and Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 12.865 acres, with improvements, located at 12000 Greenville Avenue, Dallas, Dallas County, Texas, more particularly described by metes and bounds as follows:

BEING a tract of land situated in the J.D. Hamilton Survey, Abstract No. 647, City of Dallas, Dallas County, Texas, and being that tract as conveyed to State of Texas, as recorded in Volume 4613, Page 205 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found on the southeast right-of-way line of Greenville Avenue at the southwest corner of said State of Texas tract and being the northwest corner of a replat of Lot 5, Block 8411 of Forest Green Business Park, an addition to the city of Dallas as recorded in Volume 81162, Page 1422 of said deed records.

THENCE along the southeast right-of-way line of Greenville Avenue and a curve to the right having a central angle of 02° 00' 12", a radius of 6105.64 feet, a chord distance of 213.46 feet that bears North 20°31'58" East, around said curve an arc distance of 213.47 feet to a 1/2" iron rod set;

THENCE North 21° 32'04" East, along the southeast right-of-way line of Greenville Avenue, a distance of 164.37 feet to a 1/2" iron rod set at the northwest corner of said State of Texas tract and being on the southern line of a 15 alley right-of-way;

THENCE North 89° 00'35" East, along the common line of said State of Texas tract and said 15 alley right-of-way, a distance of 1524.27 feet to a 1/2" iron rod at the northeast corner of State of Texas tract and being on the western line of Adams Center, an addition to the city of Dallas, as recorded in Volume 82250, Page 4794, of said Deed Records.

THENCE South 00° 47'16" East, along the common line of said State of Texas tract and said Adams Center, a distance of 351.96 feet to a 1/2" iron rod set at the southeast corner of said State of Texas tract being on the northern line of City of Dallas tract;

THENCE South 89°03'46" West, along the southern line of said State of Texas tract, a distance of 1664.31 feet to the POINT OF BEGINNING and containing 12.865 acres of land, more or less.

Exhibit B
Rockwall Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 4.791 acres, with improvements, located at 901 East I 30, Rockwall, Rockwall County, Texas, more particularly described by metes and bounds as follows:

BEING a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a part of that tract as conveyed to TxDOT as recorded in Volume 65, page 591 of the Deed Records of Rockwall County, Texas, and being more particularly described:

BEGINNING at a ½" iron rod found at the most northern corner of said TxDOT tract and being on the southwest line of Lot 4, Block A of Rockwall Crossing, an addition to the city of Rockwall as recorded in Cabinet F, Slide 145 of the Plat Records of Rockwall County, Texas;

THENCE South 46°19'47" East, along the common line of said TxDOT tract and said Rockwall Crossing, a distance of 645.10 feet to a ½" iron rod found on the existing northwest right-of-way line of Ralph Hall Parkway;

THENCE South 43°33'47" West, along the northwest right-of-way line of Ralph Hall Parkway, a distance of 325.94 feet to a ½" iron rod found at the intersection of the northwest right-of-way line of Ralph Hall Parkway and the northeast right-of-way line of Mims Road;

THENCE North 45°52'59" West, along the northeast right-of-way line of Mims Road, a distance of 595.51 feet to a ½" iron rod set at the beginning of a curve to the left;

THENCE around a curve to the left having a central angle of 08°36'39", a radius of 330.00 feet, a chord distance of 49.55 feet that bears North 50°11'18" West, around said curve an arc distance of 49.59 feet to a ½" iron rod set at the most western corner of said TxDOT tract;

THENCE North 43°31'58" East, leaving the existing northeast right-of-way line of Mims Road, a distance of 324.64 feet to the POINT OF BEGINNING and containing 4.791 acres of land, more or less.

Exhibit C
Kaufman Area Engineer and Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 5.751 acres, with improvements, located at 2750 Washington Street (SH 34), Kaufman, Kaufman County, Texas.

BEING a tract of land situated in the D. Falcon Survey, Abstract No 151, Kaufman County, Texas, and being that tract as conveyed to State of Texas as recorded in Volume 418, page 406 of the Deed Records of Kaufman County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the existing eastern ROW line of FM 1388 at the most northern corner of said State of Texas tract and being more the most western corner of a tract as conveyed to Chur Properties of Texas, Inc., as recorded in Volume 1146, Page 542 of said Deed Records;

THENCE South 83°13'58" East, leaving the existing eastern ROW of FM 1388 and along the common line of said State of Texas tract and said Chur Properties of Texas, Inc. tract, a distance of 321.67 feet to a 5/8" iron rod set at an interior corner of said Chur Properties of Texas, Inc. tract;

THENCE South 40°06'27" East, along the northeast line of said State of Texas tract, a distance of 320.44 feet to a 5/8" iron rod set on the existing northwest ROW line of SH34 at the most eastern corner of said State of Texas tract and being the most southern corner of a Save and Except parcel as recorded in Volume 1067, Page 280 of said Deed Records;

THENCE South 49°53'33" West, along the northwest ROW line of SH34, a distance of 664.07 feet to a 5/8" iron rod set at the most southern corner of said State of Texas tract;

THENCE North 40°06'27" West, leaving the northwest ROW line of SH34, a distance of 139.20 feet to a concrete post found on the existing eastern ROW line of FM 1388;

THENCE North 06°46'02" East, along the existing eastern ROW line of FM 1388, a distance of 608.58 feet to the POINT OF BEGINNING and containing 5.751 acres of land more or less.

Exhibit D
Grand Prairie Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 10.292 acres, with improvements, located at 4202 Corn Valley Road, Grand Prairie, Dallas County, Texas, more particularly described by metes and bounds as follows:

Being a tract of land situated in the Thomas J. Tone Survey, Abstract No. 1450, City of Grand Prairie, Dallas County, Texas, and being that tract as conveyed to TxDOT as recorded in Volume 69207, page 1537 of the Deed Records of Dallas County, Texas;

BEGINNING at a ½” iron rod found at the most northwest corner of said TxDOT tract and being on the southern line of a tract as conveyed to Sunbelt Self Storage Ltd. as recorded in Volume 96103, page 2150 and also being the northeast corner of Westchester Meadows Phase 1-C, an addition to the City of Grand Prairie as recorded in Volume 99029, Page 53 of said Deed Records;

THENCE North 88° 40’ 11” East, along the common line of said TxDOT tract and said Sunbelt tract, a distance of 192.32 feet to a ½” iron rod found;

THENCE North 00°53’41” East, continuing along the common line of said TxDOT tract and said Sunbelt tract, a distance of 184.00 feet to a ½” iron rod found at the most northerly northwest corner of said TxDOT tract and being the southwest corner of a tract as conveyed to Ulex Enterprises, Inc. as recorded in Volume 96006, page 3167 of said Deed Records;

THENCE North 89°11’41” East, along the most northern line of said TxDOT tract, a distance of 352.79 feet to a ½” iron rod found at the northeast corner of same and also being an interior ell corner of Lot IR and IA of Westchester Commercial, Phase 1, an addition to the City of Grand Prairie as recorded in Volume 86146, page 834 of said Deed Records;

THENCE South 00°11’19” East, along the northeast line of said TxDOT tract, a distance of 183.95 feet to a ½” iron rod found;

THENCE North 89°45’57” East, a distance of 30.18 feet to a ½” iron rod found at the northeast corner of a Quitclaim Deed as recorded in Volume 86150, page 4056 and being the northwest corner of a city vacating ordinance as recorded in Volume 86198, page 1499 of said Deed Records;

THENCE South 00°15’50” East, along the eastern line of said TxDOT tract, a distance of 568.66 feet to a ½” iron rod found on the northern ROW line of Bardin Road at the southeast corner of same and being on the northern line of Westchester Phase 1-A, an addition to the City of Grand Prairie as recorded in Volume 85075, page 4654 of said Deed Records;

THENCE along Bardin Road and a curve to the right having a central angle of 00°26’17”, a radius of 1150.00 feet, a chord distance of 8.79 feet that bears South 68°57’55” West, around said curve an arc distance of 8.79 feet to a ½” iron rod found’

THENCE South 69°42’28” West, along Bardin Road, a distance of 592.02 feet to a ½” iron rod found at the southwest corner of said TxDOT tract and being on the northern line of Westchester Meadow, Phase I-A, an addition to the City of Grand Prairie as recorded in Volume 98040, Page 240 and being on the southern line of

Westchester Meadows, Phase I-C, an addition to the City of Grand Prairie as recorded in Volume 99029, Page 53 of said Deed Records;

THENCE North 01°19'49" West, along the common line of said TxDOT tract and said Westchester Meadows, Phase I-C, a distance of 767.76 feet to the POINT OF BEGINNING and containing 10.292 acres of land, more or less.

Exhibit E
New Dallas Northwest Area Engineer and Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 9.6393 acres, located at SH 183 and Peters Road, Irving, Dallas County, Texas.

BEING a 419,890 square foot tract of land, more or less, in the M.F. Fortner Survey, Abstract No. 465, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Century/Crescent Partnership as recorded in Volume 2001006, Page 1350, of the Deed Records of Dallas County, Texas, said 419,890 square feet being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with TxDOT aluminum cap set at an interior e11 corner of said Century/Crescent Partnership tract and also being the southwest corner of a tract conveyed to ICA Wholesale Ltd., as recorded in Volume 2003096, Page 3964 of said Deed Records;

THENCE North 89°47'56" East, along the common line of said Century/Crescent Partnership tract and said ICA Wholesale, Ltd. tract, a distance of 63.22 feet to a 5/8" iron rod with TxDOT aluminum cap set at the easternmost northeast corner of said Century/Crescent Partnership tract and also being the northwest corner of a tract conveyed to 3-Amegoes Investments as recorded in Document No. 20080123224 of said Deed Records;

THENCE South 23°05'02" West, along the common line of said Century/Crescent Partnership tract and said 3-Amegoes Investments tract, a distance of 237.19 feet to a 5/8" iron rod with TxDOT aluminum cap set;

THENCE South 00°32'21" East, continuing along said common line a distance of 454.16 feet to a 5/8" iron rod with TxDOT aluminum cap set at the southeast corner of said Century/Crescent Partnership tract and also being the northeast corner of a tract conveyed to P Property, L.P., as recorded in Volume 2004007, Page 956 of said Deed Records;

THENCE South 89°24'36" West, along the common line of said Century/Crescent Partnership tract and said P Property, L.P. tract, a distance of 457.94 feet to a 5/8" iron rod with TxDOT aluminum cap set at the southwest corner of said Century/Crescent Partnership tract and the northwest corner of said P Property, L.P. tract and also being on the existing eastern right-of-way line of Peters Road;

THENCE North 00°37'11" West, continuing along said existing eastern right-of-way line, a distance of 806.29 feet to a 5/8" iron rod with TxDOT aluminum cap set at the westernmost northwest corner of said 419,980 square foot tract;

THENCE North 89°27'18" East, a distance of 221.00 feet to a 5/8" iron rod with TxDOT aluminum cap set;

THENCE North 00°37'11" West, a distance of 132.00 feet to a 5/8" iron rod with TxDOT aluminum cap set at the northernmost northwest corner of said 419,890 square foot tract and also being on the existing southern right-of-way line of SH 183;

THENCE North $89^{\circ}27'18''$ East, along the existing southern right-of-way line of SH 183, a distance of 270.28 feet to a $5/8''$ iron rod with TxDOT aluminum cap set at the northeast corner of said Century/Crescent Partnership tract and the northwest corner of said ICA Wholesale, Ltd. tract;

THENCE South $00^{\circ}29'51''$ East, along the common line of said Century/Crescent Partnership tract and said ICA Wholesale Ltd. tract, a distance of 266.09 feet to the POINT OF BEGINNING and containing 419,890 square feet (9.6393 acres) of land, more or less.

Exhibit F
New Kaufman Area Engineer and Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 25.795 acres located at FM 2728 and SH 34, Kaufman, Kaufman County, Texas.

All that certain lot, tract or parcel of land, being 26.33 acres, situated in the Pier Tesia Survey, Abstract No. 531, Kaufman County, Texas and being a part of the tract as conveyed to Richard W. Starnes as recorded in Volume 965, Page 975, of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at ½" D.A.I. cap set on the southeast line of FM 2728 from which a ¾" iron rod found bears South 45°47'18" East, a distance of 0.68 feet, said point being on the southwesterly line of said 26.33 acre tract and on the northeasterly line of that tract as conveyed to Richard W. Starnes as recorded in Volume 639, Page 120 of said Deed Records, and further being South 43°34'04" West, a distance of 1032.59 feet from the centerline of CR 142;

THENCE North 43°34'04" East, along the southeast line of said FM 2728, a distance of 528.32 feet to a ½" D.A.I. cap set for corner from which a ¾" iron rod found bears South 45°50'24" East, a distance of 1.73 feet, said point being on the southwesterly line of a called 5.00 acre tract as conveyed to Robert E. Hoffman, as recorded in Volume 574, Page 261, (originally a 25.0 acre tract) and the northeast line of said tract recorded in Volume 985, Page 975, of said Deed Records;

THENCE South 45°50'24" East, leaving the southeast line of FM 2728, and along the northeast line of said 26.33 acre tract, and along the southwest line of said original 25.00 acre tract, which has been subdivided into called 5.00 acre tracts, as conveyed to Robert E. Hoffman, recorded in Volume 574, Page 261, Roy Wayne Perkins, recorded Volume 726, Page 738, Donna Bernice Sprague, recorded in Volume 1202, Page 148 and Volume 1202, Page 151, Elisa and Benigno Diera, recorded in Volume 1336, Page 452, a distance of 2121.44 feet to a ½" D.A.I. cap set from which a ¾" iron rod found bears North 44°13'05" East, a distance of 0.19 feet, said point being the east corner of said 26.33 acre tract and the south corner of a called 5.00 acre tract as conveyed to Elisa and Benigno Diera as recorded in Volume 1336, Page 452, of said Deed Records and also being on the northwest line of a called 72.944 acre tract, as conveyed to Benson Mitchell, as recorded in Volume 1161, Page 465, of said Deed Records;

THENCE South 43°13'05" West, along the southwest line of said 26.33 acre tract and the northwesterly line of said called 72.944 acre tract, a distance of 530.28 feet to a ½" D.A.I. cap set for corner at the south corner of same, said point also being the east corner of a called 25.00 acre tract as conveyed to Richard W. Starnes, as recorded in Volume 639, Page 120, of said Deed Records;

THENCE North 45°47'18" West, along the southwest line of said 26.33 acre tract and the northwest line of said 25.00 acre tract, a distance of 2124.70 feet to the POINT OF BEGINNING and containing 25.795 acres of land.

Exhibit G
McKinney Area Engineer and Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 14.484 acres, with improvements, located at 2205 SH 5, McKinney, Collin County, Texas, more particularly described by metes and bounds as follows:

TRACT 1 – 8.00 acres

Being an irregular shaped strip out of the Walter Mockford 55.24 acre tract of land in the Joab Butler Survey, Abstract No. 68 as described in Collin County Deed Records, Volume 308, Page 275, and being more particularly described as follows:

BEGINNING at the southwest corner of said Walter Mockford 55.24 acre tract, said point also being on the East ROW line of existing US 75;

THENCE in a northeasterly direction along said east ROW line, the same being a 1°00'50" curve to the right with a total length of 2,747.8 feet and a central angle of 22°55'00", a distance of 484.00 feet to the point of beginning of the land to be acquired;

THENCE continuing in a northeasterly direction along the east ROW line of US 75 with the said 1°00'50" curve, a distance of 423.8 feet to a point for corner;

THENCE East a distance of 799.21 feet to a point;

THENCE South a distance of 400.00 feet to a point;

THENCE West a distance of 938.01 feet to the POINT OF BEGINNING enclosing 8.00 acres of land, more or less.

TRACT 2 – 6.484 acres

BEING a tract of land situated in the Joab Butler Survey, Abstract No. 68, Collin County, Texas, and being a portion of a tract of land as described in deed to Walter Mockford as recorded in Volume 308, Page 275, of the land records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a concrete Texas Department of Transportation (TxDOT) monument found at the northwest corner of a tract of land described in warranty deed to the State of Texas as recorded in Volume 409, Page 135 of the land records of Collin County, Texas, also being the southwest corner of Villa View Mobile Home Park, an addition to Collin County, according to the plat recorded in Volume 6, Page 89, of the Plat Records of Collin County, Texas, same point being on the easterly ROW line of SH5;

THENCE departing the easterly ROW line of SH 5, South 88°46'20" East, along the northerly line of said State of Texas tract, and the southerly line of said Villa View Mobile Home Park, a distance of 805.46 feet to a 5/8" iron rod set with "Huitt-Zollars" cap at the northeast corner of said State of Texas tract and being the POINT OF BEGINNING;

THENCE continuing along the southerly line of said Villa View Mobile Home Park, South 88°46'20" East, a distance of 759.98 feet to a cotton spindle set in the base of a 12" Bois d' Arc tree, on the westerly ROW line (200 foot ROW) of the Dallas Area Rapid Transit (DART) railway, formerly owned by Houston and Texas Central Railway Company as recorded in Volume X, Page 223 of the land records of

Collin County, Texas, from which a ½” iron rod found for the southeast corner of said Villa View Mobile Home Park bears South 88°46’20” East, a distance of 53.20 feet, also being the beginning of a non-tangent curve to the left having a central angle of 06°12’13”, a radius of 2067.12 feet and being subtended by a 223.71 foot chord which bears South 15°58’03” West;

THENCE along the westerly ROW line of said DART railway the following courses; along said curve to the left, an arc distance of 223.81 feet to a 5/8” iron rod set with “Huitt-Zollars” cap, at the beginning of a non-tangent curve to the left having a central angle of 05°11’20”, a radius of 1998.47 feet and being subtended by a 180.93 foot cord which bears South 10°07’46” West;

Along said curve to the left, an arc distance of 180.99 feet to a 5/8” iron rod set with “Huitt-Zollars” cap;

THENCE departing the westerly ROW line of said DART railway, North 89°11’03” West, a distance of 675.45 feet to a concrete TxDOT monument found at the southeast corner of said State of Texas tract.

THENCE North 01°16’47” East, along the easterly line of said State of Texas tract, a distance of 399.95 feet to the POINT OF BEGINNING and containing 6.484 acres of land, more or less.

Exhibit H
New Garland Area Engineer and Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 10.00 acres located at 1851 SH 66, Garland, Dallas County, Texas.

BEING a tract or parcel of land situated in the John L. Anderson Survey, Abstract No. 26 in the City of Garland, Dallas County, Texas, and being part of a tract of land described in deed to Robert A. Beer, Trustee, recorded in Volume 76052, page 323, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a ½" iron pin set for corner in the north right-of-way line of SH 66 and being the most southerly southwest corner of a 62.500 acre tract of land conveyed to the City of Garland, recorded in Volume 96134, page 03796, D.R.D.C.T.;

THENCE, North 89°30'58" West, along the said north right-of-way line of SH 66, a distance of 826.39 feet to a ½" iron pin set for corner;

THENCE, North 00°17'59" West, leaving said north right-of-way line of SH 66, a distance of 527.39 feet to a ½" iron pin set for corner, in the northerly south line of said City of Garland 62.50 acre tract of land;

THENCE, South 89°31'00" East, along said northerly south line of the City of Garland 62.50 acre tract, a distance of 826.03 feet to a ½" iron pin set for corner, at the ell corner of said City of Garland 62.50 acre tract;

THENCE, South 00°17'59" East, along the southern most west line of the City of Garland 62.50 acre tract, a distance of 527.39 feet to the POINT OF BEGINNING and containing 10.000 acres of land, more or less (435,600 square feet).

Exhibit I
Dallas Southeast Area Engineer and Maintenance Site – Cedar Hill

The Texas Department of Transportation (TxDOT) is the owner of 18.8004 acres, with improvements, located at 1424 High Meadows Way, Cedar Hill, Dallas County, Texas being more particularly described by metes and bounds as follows:

BEING 18.8004 acres land, more or less, situated in the Hugh Robinson Survey, Abstract No. 1218, Dallas County, Texas, and of the Lots 1,2 and 3 of the High Meadows Industrial Park, an addition to the city of Cedar Hill, Texas as recorded in Volume 86095, page 1015, of the Deed Records of Dallas County, Texas, and also being part of that land conveyed to Cedar Hill Economic Development Corporation, a Texas non-profit corporation, by deed recorded in Volume 95019, page 00247 of said Deed Records.

BEGINNING at the intersection of the south line of Mt. Lebanon Road (80' ROW) with the west line of Tar Road (80' ROW) at a set 5/8" iron rod with red cap marked "LTRA" for corner (surface northing 6891628.44 and east 2443373.24);

THENCE South 00°56'35" East, along the west line of said Tar Road, a distance of 1842.81 feet to the southeast corner of Lot 3 of said High Meadows Industrial Park Addition, at a set 5/8" iron rod with red cap marked "LTRA" for corner;

THENCE South 89°03'25" West along the south line of said Lot 3, a distance of 460.00 feet to the east line of High Meadows Way (60' ROW) at a set 5/8" iron rod with red cap marked "LTRA" for corner;

THENCE North 00°56'35" West, along said east line of High Meadows Way, a distance of 1195.95 feet to the beginning of a curve to the right, having a radius of 1115.92 feet and a chord which bears North 06°42'53" East, 297.40 feet, at a found 1/2" iron rod for corner;

THENCE in a northeasterly direction along the last mentioned curve and the east line of High Meadows Way, through a central angle of 15°18'56", an arc distance of 298.29 feet to a found 1/2" iron rod for corner;

THENCE North 14°22'28" East, continuing along the east line of High Meadows Way, a distance of 30.28 feet to the beginning of a curve to the left, having a radius of 1175.92 feet and a chord which bears North 07°07'11" East, 296.91 feet, a found 1/2" iron rod for corner;

THENCE in a northeasterly direction along the last mentioned curve and the east line of High Meadows Way, through a central angle of 14°30'19", an arc distance of 297.70 feet to a found 1/2" iron rod with cap for corner;

THENCE North 00°07'58" West, continuing along the east line of High Meadows Way, a distance of 34.17 feet to the south line of said Mt. Lebanon Road, at a found 1/2" iron rod with cap for corner;

THENCE North 89°52'02" East along the south line of said Mt. Lebanon Road, a distance of 370.28 feet to the POINT OF BEGINNING and containing 818,947 square feet (18.8004 acres) of land, more or less.