

## **Description of 59.49 Acres**

**BEING** all or portions of those certain tracts of land situated in the Francis Miller Survey, Abstract Number 926, Dallas County, Texas and being all of that tract of land described by deed to Edina Park Plaza Associates Limited Partnership, recorded in Instrument Number 20070299861 of County records, Dallas County, Texas and being the remainder of that tract of land described by deed to ART GNB, Inc., recorded in Instrument Number 20070248392 of said County Records and being all of Block F, of Westside Addition, Section 1, an addition to the City of Farmers Branch recorded in Instrument Number 200600172708 said County Records and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of said Edina tract in the south right-of-way of Valley View Lane (a variable width right-of-way) and being the beginning of a non-tangent curve to the right;

**THENCE** with the south right-of-way of said Valley View Lane the following courses and distances;

with said non-tangent curve to the right, an arc distance of 230.90 feet, through a central angle of  $07^{\circ}30'06''$ , having a radius of 1763.60 feet, the long chord of which bears  $N 58^{\circ}52'15''E$ , 230.74 feet, to the beginning of a non-tangent curve to the right;

with said non-tangent curve to the right, an arc distance of 347.09 feet, through a central angle of  $14^{\circ}32'26''$ , having a radius of 1367.69 feet, the long chord of which bears  $N 68^{\circ}43'04''E$ , 346.16 feet, to the beginning of a non-tangent curve to the left;

with said non-tangent curve to the left, an arc distance of 759.20 feet, through a central angle of  $05^{\circ}59'37''$ , having a radius of 7257.62 feet, the long chord of which bears  $N 74^{\circ}08'39''E$ , 758.85 feet, to the beginning of a non-tangent curve to the left;

with said curve to the left, an arc distance of 384.50 feet, through a central angle of  $03^{\circ}35'42''$ , having a radius of 6128.08 feet, the long chord of which bears  $N 68^{\circ}52'24''E$ , 384.44 feet;

**THENCE**  $N 67^{\circ}04'16''E$ , 251.16 feet, continuing with said south right-of-way, to the northeast corner of said Edina tract;

**THENCE**  $S 01^{\circ}19'18''E$ , 308.82 feet, departing said south right-of-way, to the north line of aforesaid ART GNB tract remainder;

**THENCE**  $N 89^{\circ}36'19''E$ , 252.32 feet, with said north line, to the northeast corner of said ART GNB tract remainder;

**THENCE**  $S 01^{\circ}10'40''E$ , 835.58 feet to an ell corner in the east line of said ART GNB tract;

**THENCE** N 89°29'14"E, 196.38 feet, continuing with said east line, to the northwest corner of a Street Easement recorded in Instrument Number 200002802701 said County Records;

**THENCE** S 01°10'43"E, 121.49 feet, with the west line of said Street Easement, to the south line of said ART GNB remainder, and being in the north line of aforementioned Block F;

**THENCE** N 88°42'52"E, 3.98 feet, with said common line, to the west right-of-way of Hutton Road (a called 64 foot right-of-way) at the beginning of a non-tangent curve to the right;

**THENCE** with said non-tangent curve to the right, an arc distance of 199.73 feet, through a central angle of 07°37'45", having a radius of 1500.00 feet, the long chord of which bears S 03°53'22"W, 199.58 feet;

**THENCE** S 07°42'15"W, 123.56 feet, continuing with said west right-of-way;

**THENCE** S 48°12'33"W, 38.02 feet, to the north right-of-way line of Wittington Place (a called 110 foot right-of-way);

**THENCE** S 88°42'52"W, 1493.14 feet, with said north right-of-way, to the beginning of a curve to the left;

**THENCE** with said curve to the left, with said north right-of-way, an arc distance of 305.68 feet, through a central angle of 16°33'18", having a radius of 1057.93 feet, the long chord of which bears S 80°26'13"W, 304.62 feet;

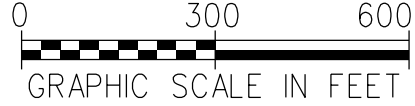
**THENCE** N 66°09'25"W, 22.29 feet, to the easterly right-of-way of Chartwell Drive (an 85 foot right-of-way);

**THENCE** N 24°04'09"W, 38.83 feet, with said easterly right-of-way, to the beginning of a curve to the left;

**THENCE**, continuing with said easterly right-of-way, with said curve to the left, an arc distance of 387.71 feet, through a central angle of 34°34'27", having a radius of 642.50 feet, the long chord of which bears N 41°21'23"W, 381.85 feet;

**THENCE** N 44°06'55"E, 358.93 feet;

**THENCE** N 45°55'16"W, 597.40 feet to the **Point of Beginning** and containing 2,591,374 square feet or 59.49 acres of land more or less.



"Integral parts of this document"  
 1. Description  
 2. Exhibit

C#	DELTA	RADIUS	LENGTH	CH BRNG	DIST
C1	07° 30' 06"	1763.60'	230.90'	N58° 52' 15"E	230.74'
C2	14° 32' 26"	1367.69'	347.09'	N68° 43' 04"E	346.16'
C3	05° 59' 37"	7257.62'	759.20'	N74° 08' 39"E	758.85'
C4	03° 35' 42"	6128.08'	384.50'	N68° 52' 24"E	384.44'
C5	07° 37' 45"	1500.00'	199.73'	S03° 53' 22"W	199.58'
C6	16° 33' 10"	1057.93'	305.68'	S90° 26' 13"W	304.62'
C7	34° 34' 27"	642.50'	387.71'	N41° 21' 23"W	381.85'

Basis of Bearing is the Texas  
 Coordinate System, North Central  
 Zone 4202, NAD 83

Point of  
 Beginning

Lot 1, Block A  
 Mercer Crossing Addition I  
 Inst.\* 200318400061  
 C.R.D.C.T.

FRANCIS MILLER SURVEY  
 ABST. \*926

Edina Park Plaza Associates LP  
 Inst.\*20070299861  
 C.R.D.C.T.

Edina Park 34.00 Ac.  
 Block F 16.86 Ac.  
 ART GNB 8.63 Ac.  
 Total 59.49 Ac.

Block F  
 Westside Addition, Sec. 1  
 Inst.\* 200600172708  
 C.R.D.C.T.

ART GNB Inc.  
 Inst.\*20070248392  
 C.R.D.C.T.

Lot 2, Block 4  
 Valley View Commerce  
 Park  
 Inst.\*198501077024  
 C.R.D.C.T.

North Dallas Bible Chapel, Inc.  
 Inst.\*201400039065  
 C.R.D.C.T.

Auto Classics Addition  
 Vol.78175, Pg.817  
 C.R.D.C.T.

L1	N89° 29' 14"E	196.38'
L2	S01° 10' 43"E	121.49'
L3	N88° 42' 52"E	3.98'
L4	S07° 42' 15"W	123.56'
L5	S48° 12' 33"W	38.02'
L6	N66° 09' 25"W	22.29'
L7	N24° 04' 09"W	38.83'

An Exhibit Showing  
**59.49 Acres**  
 Situated In The Francis Miller  
 Survey, Abstract Number 926, City Of  
 Farmers Branch, Dallas County, Texas

