

LEGAL DESCRIPTION

Being a 79.41 acre tract of land situated in the Seth M. Blair Survey, Abstract No. 72, Johnson County, Texas, and the Cresanto Vela Survey, Abstract No. 1102, Seth M. Blair Survey, Abstract No. 135, Ellis County, and being portion of the called 873.29 acre tract described by deed to Ruby-07-SPMTGE, LLC, as recorded in Instrument No. 2012-25181, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GAI), being the most southern southwest corner of Southpointe Matlock Road Phase 2, as recorded in Instrument No. 2020-100, Plat Records, Johnson County, Texas, and being in the east line of Lot 20X, Block 3, Southpointe Phase 8A, as recorded in Instrument No. 2021-42, Plat Records, Johnson County, Texas;

THENCE North 60°36'11" East, a distance of 50.00 feet to a found 1/2 inch iron rod with "GAI" cap, being in the most southern southeast corner of said Southpointe Matlock Road Phase 2 and in the southeast line of said Ruby-07-SPMTGE, LLC tract;

THENCE South 29°23'49" East, along said southeast line a distance of 1,951.80 feet to a point, being in the existing west right-of-way line of State Highway 360 (having a variable width right-of-way) and the south line of said Ruby-07-SPMTGE, LLC tract, being a common line;

THENCE South 05°36'09" West, along said common line, a distance of 54.03 feet to a point;

THENCE South 11°03'24" East, continuing along said common line, a distance of 189.99 feet to a point for the beginning of a non-tangent curve to the right having a radius of 5,699.58 feet and a central angle of 4°05'18" and a long chord which bears South 10°06'47" West, 406.61 feet;

THENCE along said non-tangent curve to the right, an arc length of 406.70 feet to a point, for the beginning of a compound curve to the right having a radius of 1,115.92 feet, a central angle of 106°20'37", and a long chord which bears South 65°10'21" West, 1786.44 feet;

THENCE along said compound curve to the right, an arc length of 2,071.19 feet to a point, being in the existing northeast right-of-way line of US Highway 287 (having a variable width right-of-way) and the southwest line of said Ruby-07-SPMTGE, LLC tract, being a common line;

THENCE North 55°35'47" West, along said common line, a distance of 717.70 feet to a found 1/2 inch iron rod with "GAI" cap, being in the most southern southwest corner of a tract of land described by deed to 2021 South Pointe Holdings LTD, as recorded in Instrument No. 2021-6182, Deed Records, Johnson County, Texas,;

THENCE North 08°32'44" West, leaving said common line, along the south line of said 2021 South Pointe Holdings LTD tract, a distance of 13.63 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 38°30'20" East, continuing along said south line, a distance of 793.55 feet to a found 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the right having a radius of 540.00 feet, a central angle of 18°18'05", and a long chord which bears North 47°39'23" East, 171.75 feet;

THENCE along said curve to the right, an arc length of 172.49 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 56°48'25" East, a distance of 87.69 feet to a found 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the left having a radius of 610.00 feet, a central angle of 2°26'32", and a long chord which bears North 55°35'09" East, 26.00 feet;

THENCE along said curve to the left, an arc length of 26.00 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 83°02'49" East, a distance of 14.61 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 39°59'24" East, a distance of 10.00 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 50°00'36" East, a distance of 80.00 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 39°59'24" West, a distance of 10.48 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 02°43'22" East, a distance of 14.70 feet to a found 1/2 inch iron rod with "GAI" cap, for the beginning of a curve to the left having a radius of 610.00 feet and a central angle of 1°44'59" and a long chord which bears North 44°05'30" East, 18.63 feet;

THENCE along said curve to the left an arc length of 18.63 feet to a found 1/2 inch iron rod with "GAI" cap, being in the most easterly southeast corner of said 2021 South Pointe Holdings LTD tract and being in the existing south right-of-way line of Ralph Man Street (having a 70 foot right-of-way), as recorded in Instrument No. 2021-42, Plat Records, Johnson County, Texas, for the beginning of compound curve to the left having a radius of 610.00 feet and a central angle of 6°35'35" and a long chord which bears North 39°55'14" East, 70.15 feet;

THENCE along said existing south right-of-way line and along said compound curve to the left, an arc length of 70.19 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 36°37'26" East, continuing along said existing south right-of-way line, a distance of 118.61 feet to a found 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the right having a radius of 490.00 feet, a central angle of 9°55'33", and a long chord which bears North 41°35'13" East, 84.78 feet;

THENCE along said tangent curve to the right, an arc length of 84.89 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 86°33'24" East, a distance of 13.82 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 40°14'56" East, a distance of 5.62 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 49°45'04" East, a distance of 60.66 feet to a found 1/2 inch iron rod with "GAI" cap, being the east corner of Lot 1X, Block 13, of said Southpointe Phase 8A;

THENCE North 39°21'18" West, a distance of 485.31 feet to a found 1/2 inch iron rod with "GAI" cap, being in the south line of Lot 1X, Block 12, of said Southpointe Phase 8A;

THENCE North 50°38'42" East, along said south line, a distance of 525.00 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 39°21'18" East, continuing along said south line, a distance of 329.28 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 53°15'53" East, a distance of 199.46 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 53°55'24" East, leaving said south line, a distance of 99.96 feet to a found 1/2 inch iron rod with "GAI" cap, being in the existing south right-of-way line of Keenland Parkway (having a variable width right-of-way);

THENCE North 60°36'11" East, continuing along said existing south right-of-way line of Keenland Parkway, a distance of 16.60 feet to a found 1/2 inch iron rod with "GAI" cap, being in the existing east right-of-way line of Johnson Road (having a 50 foot right-of-way);

THENCE North 29°23'49" West, along said existing east right-of-way line of Johnson Road, a distance of 1.94 feet to a found 1/2 inch iron rod with "GAI" cap, being in the southwest corner of Lot 10, Block 4, of said Southpointe Phase 8A;

THENCE North 53°55'24" East, along the south line of said Lot 10, a distance of 130.89 feet to a found 1/2 inch iron rod with "GAI" cap, being in the most southern southeast corner of Lot 11X, Block 4, of said Southpointe Phase 8A;

THENCE North 29°23'49" West, along the east line of said Lot 11X, a distance of 643.58 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 74°35'29" West, continuing along said east line, a distance of 14.09 feet to a found 1/2 inch iron rod with "GAI" cap, being in the existing south right-of-way line of Carter Parkway (having a 50' right-of-way);

THENCE North 29°23'49" West, leaving said east line, a distance of 50.00 feet to a found 1/2 inch iron rod with "GAI" cap, being in the existing north right-of-way line of said Carter Parkway and being in the southeast line of Block 3, of said Southpointe Phase 8A;

THENCE North 15°24'31" East, along said southeast line, a distance of 14.19 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 29°23'49" West, continuing along said southeast line, a distance of 210.41 feet to the POINT OF BEGINNING and CONTAINING 3,459,238 square feet, 79.41 acres of land, more or less.