



STATE OF TEXAS           \$  
COUNTY OF DALLAS       \$

**BEGINNING** at a 3" aluminum disk found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), said point being the northwest corner of Lot 2, Block A/7192 of Commerce 30, Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000280038 of the Official Public Records of Dallas County, Texas;

South 27°29'57" East, a distance of 125.93 feet to a 5/8" iron rod with red "KHA" cap found for corner;  
 South 27°29'57" East, a distance of 1,328.84 feet to a 5/8" iron rod with red "KHA" cap found for corner;  
 South 1°30'45" East, a distance of 38.29 feet to a 5/8" iron rod with red "KHA" cap found for corner, said point being the northeast corner of  
 Lot 1, Block 2/8329 of North Arcadia Park Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004079,  
 Page 54 of said Deed Records, from which a 1/2" iron rod found bears North 88°12'09" East, 0.5 feet;

**THENCE** with the north line of said L1, Block 1/8329 and the north line of a called 3.36 acre tract described as Tract 2 in said Special Warranty Deed to First Step Homes West, LLC recorded in Instrument No. 201900329545, Official Public Records of Dallas County, Texas, South 88°41'27" West, a distance of 1,286.55 feet to a 5/8" iron rod with red "KHA" cap found in the east right-of-way line of State Highway Loop 12 (a variable width right-of-way), said point being the northwest corner of said called 3.36 acre tract described as Tract 2 in said Special Warranty Deed to First Step Homes West, LLC and the southwest corner of said Tract 3;

North 62°07'32" East, a distance of 578.52 feet to a 3" aluminum disk found at the intersection of the said south right-of-way line of Interstate Highway 30 and the said east right-of-way line of State Highway Loop 12;