

BEING a 3.7239 acre (162,214 square feet) tract of land situated in the John C. Cook Survey, Abstract No.315, City of Irving, Dallas County, Texas and being a portion of a tract of land described in Warranty Deed to Crow-Billingsley Belt Line, Ltd. recorded in Volume 86068, Page5186, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with 3 1/2" aluminum disk stamped "South Haven Addn, KHA, Block 8461" found at the southwest corner of Lot 7X, Block H, and in the north line of Lot 6, Block H of South Haven Addition, an addition to the City of Irving, Texas, according to the plat thereof recorded in Instrument No. 201800020024, of said Official Public Records and the southeast corner of a 5.491 acre tract of land described in Special Warranty Deed to GRBK Edgewood LLC, recorded in Instrument No. 201700189399, Official Public Records of Dallas County, Texas;

THENCE with the east line of said 5.491 acre tract, the west line of said South Haven Addition plat and the west line of a 9.34 acre tract of land described in deed to Dallas Power and Light Company, recorded in Volume 4594, Page 300, of said Deed Records, North 0°34'58" West, passing at a distance of 333.41 feet to a 1/2" iron rod found for the northeast corner of said 5.491 acre tract and the southeast corner of a 5.8430 acre tract of land described in Special Warranty Deed to Billingsley Yorkshire Partners, Ltd. recorded in Instrument No. 201500096360 and Instrument No. 201500096361, of said Official Records, in all a total distance of 365.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 9.34 acre tract, and being the **POINT OF BEGINNING**;

THENCE with the west line of said Crow-Billingsley Belt Line, Ltd. tract and the east line of said 5.8430 acre tract, North 0°34'58" West, a distance of 456.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the southwest bank of Grapevine Creek as described in the Approximate Location of City Limit Line according to Ordinance No. 8394, dated October 17, 1955;

THENCE departing said west line of the Crow-Billingsley Belt Line, Ltd. tract and said east line of the 5.8430 acre tract and along said southwest bank of Grapevine Creek of the Ordinance No. 8394, and over and across said Crow-Billingsley Belt Line, Ltd. tract the following courses and distances to wit:

South 71°35'00" East, a distance of 15.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 85°36'23" East, a distance of 67.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 69°00'01" East, a distance of 42.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 57°26'16" East, a distance of 41.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 55°04'24" East, a distance of 146.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 56°57'59" East, a distance of 72.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 36°57'43" East, a distance of 86.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 44°44'13" East, a distance of 160.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
 South 41°34'56" East, a distance of 119.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of said 9.34 acre tract;

THENCE with said north line of the 9.34 acre tract, South 88°46'24" West, a distance of 577.05 feet to the **POINT OF BEGINNING** and containing 3.7239 acres or 162,214 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO: _____

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 REGISTERED PROFESSIONAL
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3.7239 ACRES
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 COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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