

## LEGAL DESCRIPTION

BEING a 1.70 acre tract of land situated in the Robert Russell Survey, Abstract No. 911, Ellis County, Texas, said tract being a part of Tract I as described in deed to DY Properties, as recorded in Volume 2113, Page 377, Deed Records Ellis County, Texas (D.R.E.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with cap stamped "RPLS 5439" (hereinafter referred to as "with cap") for corner at the intersection of on the easterly right-of-way line of U.S. Highway 287 (variable width) and the northwest right-of-way line of Palomino Drive (60 feet wide), as recorded in Volume 2112, Page 1090, D.R.E.C.T.;

THENCE North 60 degrees 39 minutes 55 seconds West, along said easterly right-of-way line, a distance of 81.77 feet to a 5/8-inch found iron rod for corner;

THENCE North 48 degrees 55 minutes 00 seconds West, along said easterly right-of-way line, a distance of 260.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 51 degrees 11 minutes 35 seconds East, departing said easterly right-of-way line and along said DY Properties tract, a distance of 31.44 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 73 degrees 43 minutes 38 seconds East, along said DY Properties tract, a distance of 237.47 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 71 degrees 17 minutes 26 seconds East, along said DY Properties tract, a distance of 210.67 feet to a 1/2-inch found iron rod with cap for corner on the aforementioned northwest right-of-way line of Palomino Drive, said corner being on a circular curve to the right, having a radius of 1225.00 feet and whose chord bears South 24 degrees 38 minutes 15 seconds West, a distance of 216.31 feet;

THENCE Southwest, along said northwest right-of-way line, through a central angle of 10 degrees 07 minutes 50 seconds, an arc distance of 216.59 feet to a 1/2-inch found iron rod with cap for the point of tangency;

THENCE South 29 degrees 42 minutes 10 seconds West, along said northwest right-of-way line, a distance of 192.78 feet to the POINT OF BEGINNING AND CONTAINING 73,955 square feet or 1.70 acres of land more or less.