

WHEREAS BELTLINE PROPERTIES, LLC are the owner of a 16.722 acre tract of land situated in the John L. Whitman Survey, Abstract No. 1521, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Hackbelt 27 Partners, L.P. recorded in Volume 2003167, Page 12149 of the Deed Records of Dallas County, Texas; said 16.722 acre tract being more particularly described as follows:

BEGINNING, at an "X"-Cut set for corner at the South end of a right-of-way corner clip at the intersection of the East right-of-way line of S. Belt Line Road (120' right-of-way) and the South right-of-way line of East Dividend Drive (90' right-of-way);

THENCE, North 44 degrees, 29 minutes, 02 seconds East, along the said corner clip, a distance of 21.21 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV"(hereinafter referred to as "with cap") set for corner at the Northeast end of said corner;

THENCE, North 89 degrees, 29 minutes, 02 seconds East, along the said South line of East Dividend Drive, a distance of 605.00 feet to a 1/2-inch iron rod with "PACHECO KOCH"cap found for corner, said point being in the West line of Lot 2, Block H/8465, Cypress Waters Addition No. 2, Phase 3, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400117339 of the Official Public Records of Dallas County, Texas;

THENCE, South 00 degrees, 30 minutes, 58 seconds East, along the said West line of Lot 2, Block H/8465, passing at a distance of 615.45 feet, the Southwest corner of said Lot 2, Block H/8465 and the Northwest corner of Lot 1B, Block H/8465, Cypress Waters Addition No. 3, Phase 1, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500010982 of said Official Public Records, continuing at a distance of 757.28 feet the Southwest corner of said Lot 1B, Block H/8465 and the Northwest corner of Lot 1A, Block H/8465 of said Cypress Waters Addition No. 3, Phase 1, continuing for a total distance of 1,014.22 feet to a 5/8-inch iron rod with cap stamped "RPLS 4804" found for corner;

THENCE, South 89 degrees, 08 minutes, 54 seconds West, departing the West line of said Lot 1A, Block H/8465 and over and across said Hackbelt 27 Partners, L.P. tract, a distance of 397.12 feet to a 5/8-inch iron rod found for corner;

THENCE, South 00 degrees, 51 minutes, 06 seconds East, a distance of 442.44 feet to a 1/2-inch iron rod with cap set for corner in the North right-of-way line of Hackberry Drive (a variable width right-of-way);

THENCE, South 89 degrees, 29 minutes, 02 seconds West, along the said North line of Hackberry Drive, a distance of 195.48 feet to a 1/2-inch iron rod with cap set for corner at the Southeast corner of a right-of-way corner clip at the intersection of said North line of Hackberry Drive and the said East line of S. Belt Line Road;

THENCE, North 45 degrees, 30 minutes, 58 seconds West, along the said corner clip, a distance of 42.43 feet to a 1/2-inch iron rod with cap set for corner at the Northwest end of said corner clip in the said East line of S. Belt Line Road;

THENCE, North 00 degrees, 30 minutes, 58 seconds West, along the said East line of S. Belt Line Road, a distance of 1,413.97 feet to the POINT OF BEGINNING; CONTAINING: 728,414 square feet or 16.722 acres of land, more or less.