

TERMINATION OF LEASE AND RIGHT OF REVERSION
(Parking Lot A, the Snippet and Nolan Ryan Expressway)

THIS TERMINATION OF LEASE AND RIGHT OF REVERSION (this “**Termination**”) is dated as of July 3, 2017 (the “**Effective Date**”), by and between the CITY OF ARLINGTON, TEXAS, a duly incorporated home rule city of the State of Texas that is governed by the constitution and general laws of the State and by its duly adopted home rule charter (“**Landlord**”), and BALLPARK PARKING PARTNERS LLC, a Texas limited liability company (“**Tenant**”).

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated May 24, 2016, as amended by that First Amendment to Lease Agreement dated March 28, 2017, and that Second Amendment to Lease Agreement dated May 9, 2017 (collectively, the “**Lease**”), pertaining to the lease of certain real property located in Tarrant County, Texas, more particularly described on Exhibit A hereto.

WHEREAS, Landlord and Tenant desire to terminate the Lease and Tenant’s corresponding right of reversion, as provided below.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Termination. The Term will terminate effective as of the Effective Date. As of the Effective Date, neither party will have any further rights or obligations accruing under the Lease, other than such rights and obligations as would exist were such Effective Date the original expiration date of the Term; provided that Article 9 (entitled “Termination; Reconveyance”) of the Lease shall have no force or effect after the Effective Date, the terms of Section 8.14 of the Lease to the contrary notwithstanding.
2. Surrender. Tenant hereby surrenders and yields unto Landlord the Premises. Landlord has inspected the Premises and is not aware of any claim that Landlord has or may have against Tenant with respect to the condition or state of repair of the Premises.
3. Rent. Tenant will remain responsible for, and will pay to Landlord in accordance with the terms of the Lease, all applicable rent and other sums due Landlord under the terms of the Lease through the Effective Date. Landlord is not aware of any unpaid rent or other sums due Landlord under the Lease.
4. Mutual Release. Each party to the Lease, for itself and its successors and assigns, hereby releases and forever discharges the other party to the Lease, its agents, predecessors, successors and assigns, of and from any and all claims, actions, causes of action, rights, damages, costs, expenses, debts, dues, sums of money, accounts, reckonings, controversies, agreements, promises, judgments, executions, guaranties, or demands whatsoever, whether known or unknown, which the releasing party may have as of the Effective Date, or which may hereafter accrue on account of or in any way arising directly or indirectly from or

relating in any way to Lease or the transactions contemplated therein; provided, however, the foregoing releases will not relieve Tenant of its indemnity obligations under section 10.2 of the Lease with respect to any obligation or liability of Tenant (a) that arose or accrued before the Effective Date or (b) that arises or accrues from events that occur before the Effective Date.

5. Assignments. Tenant represents and warrants to Landlord that Tenant has not assigned, transferred, conveyed or otherwise encumbered in any way, directly or indirectly, any or all of its interest in the Lease or the Premises, other than by means of the Fee Mortgage, which Fee Mortgage has been released or, concurrently with the execution and delivery of this Termination, will be released from the Premises. Landlord represents and warrants to Tenant that Landlord has not assigned, transferred, conveyed or otherwise encumbered in any way, directly or indirectly, any or all of its interest in the Lease or the Premises.
6. Termination of Right of Reversion. Tenant hereby waives the special limitation contained in that Special Warranty Deed from Tenant, as grantor, to Landlord, as grantee, dated May 24, 2016, and recorded as Instrument No. D216110827 in the Real Property Records of Tarrant County, Texas (the "**Deed**"), and Tenant hereby conveys to Landlord the right of reversion reserved by Tenant in the Deed. After giving effect to this Termination, the right of reversion set forth in the Deed will be considered terminated and will have no further force or effect, and Landlord will hold fee simple title to the entire Premises (including those portions previously subject to the right of reversion).
7. Attorneys' Fees. The prevailing party in any action brought on this Termination, or any action wherein the interpretation of this Termination is an issue, or wherein this Termination is interposed as a defense, will be entitled to recover all costs incurred in connection with such action, including reasonable attorneys' fees, from the non-prevailing party in such action.
8. Binding Effect; Governing Law. This Termination will be binding upon Landlord and Tenant and their respective successors and assigns. This Termination will be governed by the laws of the State of Texas.
9. Headings. The headings appearing in this Termination are for the purpose of easy reference only and cannot be considered a part of this Termination or in any way to modify, amend, or affect the provisions of this Termination.
10. Severability. If any term or provision of this Termination is found to be invalid, illegal, or unenforceable, the remaining terms and provisions of this Termination cannot be affected thereby, and each term and provision of this Termination will be valid and enforceable to the fullest extent permitted by law.
11. Construction. The parties acknowledge that each party and, if it so chooses, its counsel have reviewed this Termination and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Termination.

12. Counterparts. This Termination may be executed in multiple counterparts, each of which will constitute an original, but all of which will constitute one document.
13. Authority. Each party represents to the other party that the representing party has full right, power and authority to enter into this Termination.
14. Entire Agreement. This Termination embodies the entire agreement and understanding between Landlord and Tenant regarding termination of the Lease and the right of reversion. Neither party is relying on any representations, agreements, understandings or statements with respect to that subject matter that are not contained herein.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Termination as of the Effective Date.

ATTEST:

LANDLORD:

CITY OF ARLINGTON, TEXAS

By: Mary Subino
Name: MARY SUBINO
Title: City Secretary

By: Trey Helverton
Name: Trey Helverton
Title: City Manager

APPROVED AS TO FORM:

By: Molly Shortall
Name: Molly Shortall
Title: City Attorney
Asst.

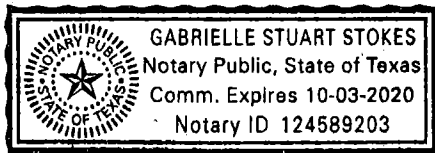
THE STATE OF TEXAS

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§
§

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Trey Helverton, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that the same was the act of the CITY OF ARLINGTON, a Texas municipality, and that he executed the same as the act of such city for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5th day of July, 2017.



Gabrielle Stuart Stokes
Notary Public in and for
the State of Texas

My commission expires on 10-03-2020

TENANT:

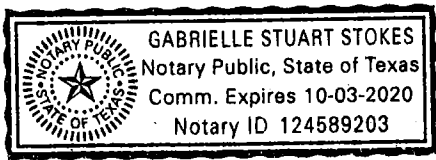
BALLPARK PARKING PARTNERS LLC,
a Texas limited liability company

By: Ray Davis
Name: Ray Davis
Title: Manager & Co Chair

STATE OF TEXAS §
 Tarrant §
COUNTY OF ~~HARRIS~~ §

BEFORE ME, the undersigned authority, on this day personally appeared Ray Davis known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that the same was the act of BALLPARK PARKING PARTNERS LLC, a Texas limited liability company, and that he executed the same as the act of such entity for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5th day of July, 2017.



Gabrielle Stuart Stokes
Notary Public in and for
the State of Texas

My commission expires on 10-03-2020

EXHIBIT A

Tract 1

BEING Lot 2, Block I of The Ballpark Addition of the City of Arlington, as shown on that plat of Block I of The Ballpark Addition filed under Document Number D216052174, in the Plat Records of Tarrant County, Texas, which lot contains approximately 8.066 acres of land, more particularly described as follows:

BEING a 8.066 acre tract of land situated in the J Blackwell Survey Abstract No. 147, Tarrant County, Texas, and being a portion of Site 13 Great Southwest Industrial District Industrial Community #3, as recorded in Volume 388-51, Page 45, Plat Records, Tarrant County, Texas. Said 8.066 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found chiseled said point being the most Northerly point of a corner-clip at the intersection of the South right-of-way line of East Randol Mill Road (having a variable width R.O.W.) and the West right-of-way line of Nolan Ryan Expressway (having a 90' R.O.W.);

THENCE South 45 degrees 10 minutes 39 seconds East, along said corner-clip, a distance of 35.25 feet to a found 1/2 inch iron rod for corner, for the beginning of a non-tangent curve to the right having a radius of 955.00 feet and a central angle of 18 degrees 44 minutes 32 seconds and a long chord which bears South 10 degrees 02 minutes 12 seconds West, 311.00 feet, said point being in the West right-of-way line of said Nolan Ryan Expressway;

THENCE along said West right-of-way line, and along said non-tangent curve to the right an arc distance of 312.39 feet to a found chiseled "x" concrete for corner;

THENCE South 19 degrees 24 minutes 29 seconds West, continuing along said West right-of-way line, a distance of 200.00 feet to a found chiseled "x" in concrete for corner, for the beginning of a tangent curve to the left having a radius of 1045.00 feet, a central angle of 01 degree 26 minutes 25 seconds, and a long chord which bears South 18 degrees 41 minutes 16 seconds West, 26.27 feet,

THENCE continuing along said West right-of-way line, along said tangent curve to the left, an arc distance of 26.27 feet to the POINT OF BEGINNING, for the beginning of a compound curve to the left having a radius of 1045.00 feet, a central angle of 23 degrees 52 minutes 19 seconds and a long chord which bears South 06 degrees 01 minute 54 seconds West, 432.25 feet;

THENCE continuing along said West right-of-way line, along said compound curve to the left, an arc distance of 435.39 feet to a found chiseled "x" in concrete for corner;

THENCE South 03 degrees 13 minutes 50 seconds West, continuing along said West right-of-way line, a distance of 63.16 feet to a found chiseled "x" in concrete for corner, for the beginning of a non-tangent curve to the left having a radius of 1498.03 feet and a central angle of 05 degrees 20 minutes 12 seconds and a long chord which bears South 13 degrees 12 minutes 56 seconds East, 139.48 feet;

THENCE continuing along said West right-of-way line and along said non-tangent curve to the left an arc distance of 139.53 feet to a found 1/2 inch iron rod for corner, for the beginning of a reverse curve to the right having a radius of 238.00 feet, a central angle of 25 degrees 04 minutes 29 seconds, and a long chord which bears South 03 degrees 36 minutes 59 seconds East, 103.33 feet;

THENCE continuing along said West right-of-way line and along said reverse curve to the right, an arc distance of 104.16 feet to a found 1/2 inch iron rod for corner;

THENCE South 57 degrees 08 minutes 35 seconds West, leaving said West right-of-way line, a distance of 35.22 feet to a found 1/2 inch iron rod for corner, for the beginning of a non-tangent curve to the left, having a radius of 845.00 feet and a central angle of 11 degrees 12 minutes 58 seconds and a long chord which bears North 84 degrees 07 minutes 27 seconds West, 165.15 feet, said point being in the North right-of-way line on Cowboys Way (having a 80' R.O.W.);

THENCE along said North right-of-way line and along said non-tangent curve to the left an arc distance of 165.42 feet to a found 1/2 inch iron rod for corner;

THENCE North 89 degrees 43 minutes 56 seconds West, continuing along said North right-of-way line, a distance of 199.78 feet to a found chiseled "x" for corner, said point being the East line of proposed Lot 2, Block B, Cowboys Addition recording pending, being a common line;

THENCE North 00 degrees 23 minutes 20 seconds West, leaving said North right-of-way line, and along said common line, a distance of 81.74 feet to a found 1/2 inch iron rod for corner, for the beginning of a tangent curve to the left having a radius of 466.00 feet, a central angle of 19 degrees 34 minutes 53 seconds, and a long chord which bears North 10 degrees 10 minutes 46 seconds West, 158.49 feet;

THENCE continuing along said East line and along said tangent curve to the left, an arc distance of 159.26 feet to a found 1/2 inch iron rod for corner;

THENCE North 19 degrees 58 minutes 13 seconds West, continuing along said East line, a distance of 148.03 feet to a found 1/2 inch iron rod for corner; for the beginning of a tangent curve to the right having a radius of 534.00 feet, a central angle of 49 degrees 34 minutes 53 seconds, and a long chord which bears North 04 degrees 49 minutes 14 seconds East, 447.82 feet,

THENCE continuing along said East Line and along said tangent curve to the right, an arc distance of 462.10 feet to a found 1/2 inch iron rod for corner;

THENCE North 29 degrees 36 minutes 40 seconds East, continuing along said East line, a distance of 52.98 feet to a found 1/2 inch iron rod for corner;

THENCE South 72 degrees 01 minute 56 seconds East, leaving said East line, a distance of 441.04 feet to the POINT OF BEGINNING and CONTAINING 351,392 square feet, 8.066 acres of land, more or less.

Tract II

BEING A 0.159 ACRE TRACT OF LAND LOCATED IN THE J. BLACKWELL SURVEY, ABSTRACT NO. 147, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1B, BLOCK I, THE BALLPARK ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D216296734, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 0.159 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1B, BLOCK I, SAME BEING THE NORTHEAST CORNER OF LOT 2, BLOCK I, THE BALLPARK ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D216062174, OPRTCT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF NOLAN RYAN EXPRESSWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6958124.8 E:2403586.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGED COMBINED SCALE FACTOR IS 1.00012, BASE POINT 0,0,0);

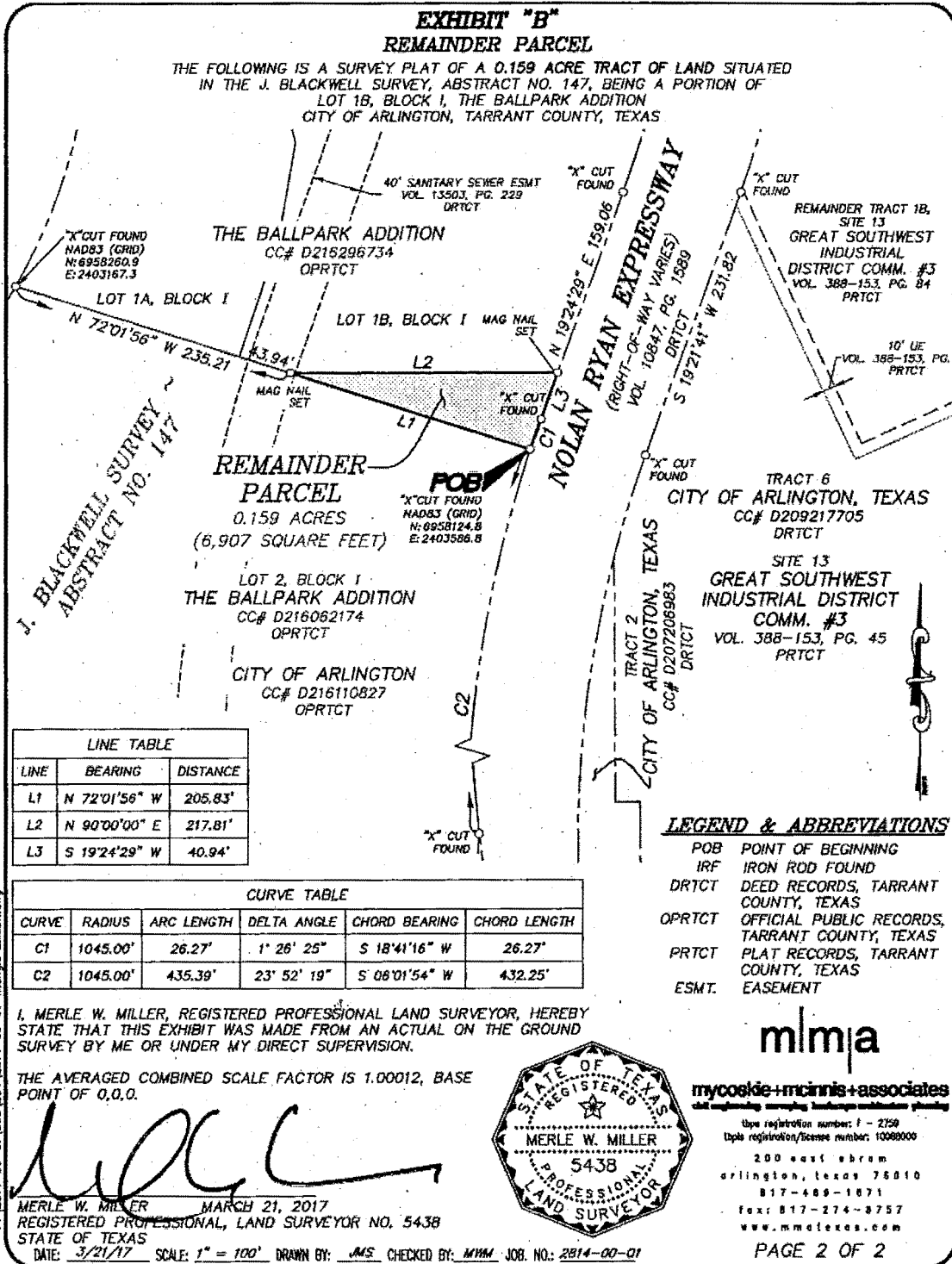
THENCE NORTH 72 DEGREES 01 MINUTES 56 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1B, BLOCK I, A DISTANCE OF 205.83 FEET, TO A MAG NAIL SET IN ASPHALT STAMPED "MMA PROPERTY CORNER", FROM WHICH A MAG NAIL SET IN ASPHALT STAMPED "MMA PROPERTY CORNER" FOR THE SOUTHWEST CORNER OF SAID LOT 1B, BLOCK I, BEARS NORTH 72 DEGREES 01 MINUTES 56 SECONDS WEST, A DISTANCE OF 43.94 FEET;

THENCE DUE EAST, DEPARTING SAID SOUTH LINE, AND OVER AND ACROSS SAID LOT 1B, BLOCK I, A DISTANCE OF 217.81 FEET, TO A MAG NAIL SET IN CONCRETE STAMPED "MMA PROPERTY CORNER", BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NOLAN RYAN EXPRESSWAY;

THENCE SOUTH 19 DEGREES 24 MINUTES 29 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 40.94 FEET, TO AN "X" CUT FOUND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1045.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 25 SECONDS, AN ARC LENGTH OF 26.27 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 18 DEGREES 41 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 26.27 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.159 ACRES (6,907 SQUARE FEET) OF LAND, MORE OR LESS.

Depiction of Tract II



Tract III

BEING A 2.905 ACRE TRACT OF LAND LOCATED IN THE J. BLACKWELL SURVEY, ABSTRACT NO. 147, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 0.551 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO THE CITY OF ARLINGTON, TEXAS, FILED FOR RECORD IN VOLUME 10847, PAGE 1584, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), AND BEING ALL OF A CALLED 0.15 ACRE TRACT OF LAND AS DESCRIBED IN THE CITY OF ARLINGTON RIGHT-OF-WAY DOCUMENT TO THE CITY OF ARLINGTON, A MUNICIPAL CORPORATION, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D209218851, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING A PORTION OF A CALLED 3.382 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO THE CITY OF ARLINGTON, TEXAS, FILED FOR RECORD IN VOLUME 10847, PAGE 1589, DRTCT, SAID 2.905 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF LOT 1B, BLOCK I, THE BALLPARK ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D216296734, OPRTCT, BEING THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST RANDOL MILL ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF NOLAN RYAN EXPRESSWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FROM WHICH AN "X" CUT FOUND ON THE NORTH LINE OF SAID LOT 1B, BLOCK I, THE BALLPARK ADDITION, BEARS SOUTH 89 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE OF 138.71 FEET, SAID BEGINNING POINT HAVING A NAD 83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6958669.4 E:2403690.9 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGED COMBINED SCALE FACTOR IS 1.00012, BASE POINT OF 0,0,0);

THENCE NORTH 89 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID NOLAN RYAN EXPRESSWAY, A DISTANCE OF 140.00 FEET, TO AN "X" CUT FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF A CALLED 9.47 ACRE TRACT OF LAND (TRACT 6) AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE CITY OF ARLINGTON, TEXAS, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D209217705, OPRTCT, BEING THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST RANDOL MILL ROAD, AND THE EAST RIGHT-OF-WAY LINE OF SAID NOLAN RYAN EXPRESSWAY, SAME BEING THE NORTHERNMOST NORTHWEST CORNER OF THE REMAINDER PORTION OF TRACT 1A, SITE 13, GREAT SOUTHWEST INDUSTRIAL DISTRICT COMM. #3, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-153, PAGE 84, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), FROM WHICH A 2-INCH BRASS DISK FOUND ON THE SOUTH LINE OF LOT 1, BLOCK A, THE BALLPARK ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8673A, PRTCT, BEARS NORTH 00 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 110.01 FEET;

THENCE SOUTH 44 DEGREES 48 MINUTES 31 SECONDS WEST, ALONG SAID CORNER CLIP AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 32.58 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO RIGHT HAVING A RADIUS OF 1047.00 FEET;

THENCE SOUTHERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

ALONG SAID CURVE TO THE RIGHT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 11 DEGREES 46 MINUTES 48 SECONDS, AN ARC LENGTH OF 215.26 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 06 DEGREES 21 MINUTES 24 SECONDS WEST, AND A CHORD LENGTH OF 214.88 FEET, TO AN "X" CUT FOUND, BEING AT THE BEGINNING OF A COMPOUND CURVE TO RIGHT HAVING A RADIUS OF 790.61 FEET;

ALONG SAID CURVE TO THE RIGHT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 07 DEGREES 09 MINUTES 41 SECONDS, AN ARC LENGTH OF 98.82 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 15 DEGREES 49 MINUTES 38 SECONDS WEST, A CHORD LENGTH OF 98.75 FEET, TO AN "X" CUT FOUND;

SOUTH 19 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 231.82 FEET, TO AN "X" CUT FOUND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET;

ALONG SAID CURVE TO THE LEFT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 36 DEGREES 08 MINUTES 21 SECONDS, AN ARC LENGTH OF 602.36 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 01 DEGREES 21 MINUTES 45 SECONDS WEST, A CHORD LENGTH OF 592.43 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 339.50 FEET;

ALONG SAID CURVE TO THE RIGHT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 27 DEGREES 55 MINUTES 17 SECONDS, AN ARC LENGTH OF 165.45 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 02 DEGREES 47 MINUTES 08 SECONDS EAST, A CHORD LENGTH OF 163.81 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "GRAHAM", BEING AT THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID NOLAN RYAN EXPRESSWAY, AND THE NORTH RIGHT-OF-WAY LINE OF COWBOYS WAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 27 DEGREES 44 MINUTES 33 SECONDS EAST, ALONG SAID CORNER CLIP AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.80 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "GRAHAM" FOR THE SOUTHWEST CORNER OF SITE 13, GREAT SOUTHWEST INDUSTRIAL DISTRICT COMM#3, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-153, PAGE, 45, PRTCT, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 845.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND IN A NORTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 10 DEGREES 17 MINUTES 09 SECONDS, AN ARC LENGTH OF 151.70 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 73 DEGREES 22 MINUTES 23 SECONDS WEST, A CHORD LENGTH OF 151.49 FEET, TO A 1/2 INCH CAPPED

IRON ROD FOUND STAMPED "GRAHAM", BEING AT THE SOUTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID COWBOYS WAY, AND THE WEST RIGHT-OF-WAY LINE OF SAID NOLAN RYAN EXPRESSWAY, SAME BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK I, THE BALLPARK ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D216062174, OPRTCT;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 2, BLOCK I, AND SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

NORTH 57 DEGREES 08 MINUTES 35 SECONDS EAST, A DISTANCE OF 35.22 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "GRAHAM", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 238.00 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 04 MINUTES 29 SECONDS, AN ARC LENGTH OF 104.16 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 03 DEGREES 36 MINUTES 59 SECONDS WEST, A CHORD LENGTH OF 103.33 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "GRAHAM", BEING AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1498.03 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 20 MINUTES 12 SECONDS, AN ARC LENGTH OF 139.53 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 13 DEGREES 12 MINUTES 56 SECONDS WEST, A CHORD LENGTH OF 139.48 FEET, TO AN "X" CUT FOUND;

NORTH 03 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 63.16 FEET, TO AN "X" CUT FOUND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 18 MINUTES 44 SECONDS, AN ARC LENGTH OF 461.66 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 06 DEGREES 45 MINUTES 06 SECONDS EAST, A CHORD LENGTH OF 457.92 FEET, TO AN "X" CUT FOUND;

NORTH 19 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 200.00 FEET, TO AN "X" CUT FOUND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18 DEGREES 44 MINUTES 32 SECONDS, AN ARC LENGTH OF 312.39 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 10 DEGREES 02 MINUTES 12 SECONDS EAST, A CHORD LENGTH OF 311.00 FEET, TO AN "X" CUT FOUND;

THENCE NORTH 45 DEGREES 10 MINUTES 39 SECONDS WEST, A DISTANCE OF 35.25 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.905 ACRES (126,562 SQUARE FEET) OF LAND, MORE OR LESS.

Depiction of Tract III

