

**TRACT 2-AE
REAL PROPERTY DESCRIPTION**

BEING A PARCEL OF LAND OUT OF A 188.651 ACRES TRACT OF LAND SITUATED IN THE G. CARDINAS SURVEY, ABSTRACT NUMBER 214, DENTON COUNTY, TEXAS, AS DESCRIBED BY DEED TO REDUS TEXAS LAND, LLC, RECORDED IN INSTRUMENT NUMBER 2010-109774, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON FOUND FOR THE SOUTHWEST CORNER OF SAID REDUS TEXAS LAND, LLC., TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO DROOY PROPERTIES, LLLP., RECORDED IN DOCUMENT NUMBER 2004-43520, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE MOST SOUTHERLY NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, AS RECORDED IN DOCUMENT NUMBER 93-20408, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, RECORDED IN VOLUME 3445, PAGE 898, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 84 DEGREES 30 MINUTES 09 SECONDS EAST, 32.04 FEET, WITH THE COMMON LINE OF SAID REDUS TEXAS LAND, LLC TRACT AND SAID THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, TRACT, (RECORDED IN DOCUMENT NUMBER 93-20408) TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID COMMON LINE, NORTH 02 DEGREES 13 MINUTES 46 SECONDS EAST, 37.70 FEET ALONG AN EXISTING DIRT ROAD TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 93.39 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 96 DEGREES 19 MINUTES 09 SECONDS WITH A RADIUS OF 55.55 FEET, A TANGENT LENGTH OF 62.05 FEET AND A CHORD WHICH BEARS NORTH 55 DEGREES 16 MINUTES 38 SECONDS EAST, 82.78 FEET;

THENCE SOUTH 71 DEGREES 23 MINUTES 13 SECONDS EAST, 64.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 139.13 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26 DEGREES 39 MINUTES 24 SECONDS WITH A RADIUS OF 299.05 FEET, A TANGENT LENGTH OF 70.85 FEET AND A CHORD WHICH BEARS SOUTH 82 DEGREES 44 MINUTES 49 SECONDS EAST, 137.88 FEET;

THENCE NORTH 84 DEGREES 33 MINUTES 35 SECONDS EAST, 363.88 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS EAST, 131.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 211.73 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44 DEGREES 10 MINUTES 21 SECONDS WITH A RADIUS OF 274.64 FEET, A TANGENT LENGTH OF 111.44 FEET AND A CHORD WHICH BEARS NORTH 65 DEGREES 42 MINUTES 27 SECONDS EAST, 206.53 FEET;

THENCE NORTH 44 DEGREES 20 MINUTES 46 SECONDS EAST, 910.89 FEET TO THE BEGINNING OF A CORVE TO THE RIGHT;

THENCE 180.05 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07 DEGREES 59 MINUTES 02 SECONDS WITH A RADIUS OF 1292.11 FEET, A TANGENT LENGTH OF 90.17 FEET AND A CHORD WHICH BEARS NORTH 48 DEGREES 52 MINUTES 16 SECONDS EAST, 179.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 87.67 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 34 MINUTES 48 SECONDS WITH A RADIUS OF 1403.13 FEET, A TANGENT LENGTH OF 43.85 FEET AND A CHORD WHICH BEARS NORTH 49 DEGREES 28 MINUTES 39 SECONDS EAST, 87.66 FEET;

THENCE NORTH 44 DEGREES 26 MINUTES 51 SECONDS EAST, 1114.14 FEET;

THENCE SOUTH 45 DEGREES 33 MINUTES 09 SECONDS EAST, 1.41 FEET;

THENCE NORTH 44 DEGREES 24 MINUTES 40 SECONDS EAST, 925.96 FEET;

THENCE SOUTH 45 DEGREES 33 MINUTES 04 SECONDS EAST, 21.97 FEET TO THE COMMON LINE OF SAID REDUS TEXAS LAND, LLC TRACT AND SAID THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, TRACT, (RECORDED IN DOCUMENT NUMBER 93-20408);

THENCE WITH SAID COMMON LINE, SOUTH 44 DEGREES 23 MINUTES 02 SECONDS WEST, 36.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 18.24 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52 DEGREES 15 MINUTES 43 SECONDS WITH A RADIUS OF 20.00 FEET, A TANGENT LENGTH OF 9.81 FEET AND A CHORD WHICH BEARS SOUTH 66 DEGREES 55 MINUTES 03 SECONDS WEST, 17.62 FEET TO AN EXISTING DIRT ROAD;

THENCE SOUTH 44 DEGREES 25 MINUTES 06 SECONDS WEST, 872.76 FEET TO THE EASTERLY LINE OF THE PROPOSED NEW ALLIANCE MAIN # 2 RELOCATION RIGHT OF WAY;

THENCE NORTH 45 DEGREES 33 MINUTES 04 SECONDS WEST, 1.54 FEET;

THENCE SOUTH 44 DEGREES 26 MINUTES 51 SECONDS WEST, 1114.56 FEET WITH THE NORTHWESTERLY LINE OF THE PROPOSED NEW ALLIANCE MAIN # 2 RELOCATION RIGHT OF WAY TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 89.24 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03 DEGREES 36 MINUTES 20 SECONDS WITH A RADIUS OF 1418.13 FEET, A TANGENT LENGTH OF 44.64 FEET AND A CHORD WHICH BEARS SOUTH 49 DEGREES 28 MINUTES 23 SECONDS WEST, 89.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 178.17 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07 DEGREES 59 MINUTES 36 SECONDS WITH A RADIUS OF 1277.12 FEET, A TANGENT LENGTH OF 89.23 FEET AND A CHORD WHICH BEARS SOUTH 48 DEGREES 52 MINUTES 32 SECONDS WEST, 178.03 FEET;

THENCE SOUTH 44 DEGREES 20 MINUTES 46 SECONDS WEST, 910.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 223.62 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44 DEGREES 14 MINUTES 06 SECONDS WITH A RADIUS OF 289.64 FEET, A TANGENT LENGTH OF 117.71 FEET AND A CHORD WHICH BEARS SOUTH 65 DEGREES 45 MINUTES 31 SECONDS WEST, 218.10 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 48 SECONDS WEST, 130.90 FEET;

THENCE SOUTH 84 DEGREES 33 MINUTES 35 SECONDS WEST, 363.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 145.77 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 35 MINUTES 37 SECONDS WITH A RADIUS OF 314.05 FEET, A TANGENT LENGTH OF 74.22 FEET AND A CHORD WHICH BEARS NORTH 82 DEGREES 45 MINUTES 47 SECONDS WEST, 144.46 FEET;

THENCE NORTH 71 DEGREES 23 MINUTES 13 SECONDS WEST, 63.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 66.96 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94 DEGREES 36 MINUTES 10 SECONDS WITH A RADIUS OF 40.55 FEET, A TANGENT LENGTH OF 43.95 FEET AND A CHORD WHICH BEARS SOUTH 55 DEGREES 15 MINUTES 10 SECONDS WEST, 59.61 FEET;

THENCE SOUTH 02 DEGREES 13 MINUTES 46 SECONDS WEST, 34.98 FEET TO THE COMMON LINE OF SAID REDUS TEXAS LAND, LLC TRACT AND SAID THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, TRACT, (RECORDED IN DOCUMENT NUMBER 93-20408)

THENCE WITH SAID COMMON LINE, SOUTH 84 DEGREES 30 MINUTES 09 SECONDS WEST, 15.14 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 64,273 SQUARE FEET OR 1.476 ACRES OF LAND MORE OR LESS.

Note: Surveyed on the ground November 2010

Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(9), this "Report" consists of the Real Property Description included herein and the Map of Survey attached herewith.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed.

