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02/10/2020 02:22:31 PM AM 1/12**

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After recording, return to:
Iron Horse Village Residential Homeowners Association, Inc.
c/o Essex Association Management, LP
Attention: Ron Corcoran
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IRON HORSE VILLAGE

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IRON HORSE VILLAGE (this "Amendment") is made and entered by MM MESQUITE 50, LLC, a Texas limited liability company (the "Declarant"), as of the 7th day of February, 2020.

WHEREAS, on August 27, 2019, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Iron Horse Village recorded on September 23, 2019, as Document No. 201900253417, of the Official Public Records of Dallas County, Texas (the "Original Declaration"; the Original Declaration as amended by this Amendment is referred to herein as the "Declaration");

WHEREAS, the legal description of the Property (as defined in the Original Declaration) subject to the Declaration and described on Appendix A of the Original Declaration is incorrect, and Appendix A-1 of the Original Declaration describing the Tract 2B, Commercial Land, expressly excluded from the Property subject to the Declaration, is mislabeled in the Original Declaration, and Declarant desires to correct the errors in Appendix A and Appendix A-1 of the Original Declaration by this Amendment;

WHEREAS, the Development Period has not yet expired; and

WHEREAS, pursuant to Declarant's rights under the Declaration, including, without limitation, Declarant's rights under Appendix B, Section B.3.4. of the Declaration, Declarant desires to amend the Declaration to correct Appendix A and Appendix A-1 thereof.

NOW, THEREFORE, the Declarant does hereby amend and correct the Declaration as follows:

1. Defined Terms. Unless otherwise defined in this Amendment or the context otherwise requires, each term used in this Amendment with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. Amendments. (a) Appendix A of the Declaration describing the Property subject to the Declaration is hereby modified and amended and replaced in its entirety with Appendix A attached hereto.

(b) Appendix A-1 describing Tract 2B, Commercial Land, specifically excluded from the Property subject to the Declaration, is hereby modified and amended and replaced in its entirety with Appendix A-1 attached hereto.

3. No Other Effect. Except as expressly modified, amended and supplemented by this Amendment, the terms and provisions of the Declaration are not amended, modified or supplemented, and the Declaration, as modified, amended and supplemented hereby, is hereby amended as provided herein.

4. Severability. Invalidation of anyone provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

EXECUTED to be effective as of the date written above.

DECLARANT:

MM MESQUITE 50, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
A Texas limited liability company,
Its Manager

By: 2M Ventures, LLC,
A Delaware limited liability company,
Its Manager

By: *Mehrdad Moayedi*
Name: *mehrdad moayedi*
Its: *manager*

STATE OF TEXAS §
 §
COUNTY OF *Dallas* §

BEFORE ME, the undersigned authority, on this day personally appeared *mehrdad moayedi*, the *manager* of 2M Ventures, LLC, a Delaware limited liability company, the Manager of MMM Ventures, LLC, a Texas limited liability company, the Manager of MM MESQUITE 50, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability companies, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this *7th* day of *February*, 2020.

Caitlin Paige Simmons
Notary Public, State of Texas



APPENDIX A

DESCRIPTION OF THE SUBJECT LAND

TRACT 2A:

BEING a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas and being a portion of a called 10.535 acre tract of land described as Tract 2 in in Warranty Deed with Vendor's Lien to MM MESQUITE 50, LLC, recorded in Instrument No. 201800192841, of the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the southerly northwest corner of said 10.535 acre tract, common to the southwest corner of Lot 1, Block A, of The Landmark Addition, an addition to the City of Mesquite, Texas, according to the plat thereof recorded in Volume 85135, Page 3484, Deed Records, Dallas County, Texas, being on the east right-of-way line of Peachtree Road (a 50-foot right-of-way), from which a 1/2-inch iron rod found bears North 61°07' West, a distance of 0.3 feet;

THENCE departing said east right-of-way line of Peachtree Road and along the north line of said 10.535 acre tract and the south line of said Lot 1, Block A, North 69°07'29" East, a distance of 223.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 1, Block A, common to an ell corner of said 10.535 acre tract, and at the beginning of a tangent curve to the right to the right having a central angle of 14°28'02", a radius of 221.00 feet, a chord bearing and distance of North 76°21'30" East, 55.65 feet;

THENCE crossing said 10.535 acre tract, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 55.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 14°28'02", a radius of 179.00 feet, a chord bearing and distance of North 76°21'30" East, 45.08 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 45.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 69°07'29" East, a distance of 182.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°02'03", a radius of 129.00 feet, a chord bearing and distance of North 65°36'27" East, 15.83 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 15.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°29'08" East, a distance of 21.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set on the west right-of-way line of Rodeo Drive a (a 60-foot right-of-way) and the east line of said 10.535 acre tract, and at the beginning of a non-tangent

curve to the left having a central angle of $34^{\circ}24'15''$, a radius of 630.00 feet, a chord bearing and distance of South $48^{\circ}16'45''$ East, 372.63 feet;

THENCE along the west right-of-way line of said Rodeo Drive and the east line of said 10.535 acre tract, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 378.29 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "NDM 2609." found bears North $38^{\circ}10'$ East, a distance of 0.2 feet and being at the beginning of a reverse curve to the right having a central angle of $69^{\circ}52'53''$, a radius of 570.00 feet, a chord bearing and distance of South $30^{\circ}32'41''$ East, 652.91 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 695.21 feet to a 1/2-inch iron rod with illegible plastic cap found for corner;

South $4^{\circ}23'31''$ West, a distance of 26.99 feet to a 1/2-inch iron rod found for the southeast corner of said 10.535 acre tract, common to the northeast corner of a called 2.404 acre tract of land described in deed to Camelot Sports & Entertainment, L.L.C., recorded in instrument No. 200900125900, Official Public Records, Dallas County, Texas;

THENCE departing said west right-of-way line of Rodeo Drive and along the south line of said 10.535 acre tract and the north line of said 2.404 acre tract, South $89^{\circ}07'54''$ West, a distance of 428.68 feet to the south southwest corner of said 10.535 acre tract, common to the northwest corner of said 2.404 acre tract, in the east right-of-way line of an 18-foot alley shown on the plat of Town Ridge Addition, First Increment, an addition to the City of Mesquite, Texas, according to the plat thereof recorded in Volume 84217, Page 3610, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "NDM 2609" bears North $88^{\circ}25'$ East, a distance of 0.7 feet;

THENCE along said east right-of-way line of the 18-foot alley and the west line of said 10.535 acre tract, North $4^{\circ}19'17''$ East, a distance of 434.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Town Ridge Addition, common to an ell corner of said Town Ridge Addition;

THENCE along the north right-of-way line of said 18-foot alley and the south line of said 10.535 acre tract, South $89^{\circ}21'21''$ West, a distance of 676.12 feet to an "X" cut in concrete set for the northerly southwest corner of said 10.535 acre tract in the east right-of-way line of Peachtree Road (a 50-foot right-of-way) and at the beginning of a non-tangent curve to the left having a central angle of $15^{\circ}10'31''$, a radius of 852.28 feet, a chord bearing and distance of North $8^{\circ}17'29''$ West, 225.07 feet;

THENCE along said east right-of-way line of Peachtree Road and the west line of said 10.535 acre tract and in a northwesterly direction with said curve to the left, an arc distance of 225.73 feet to the **POINT OF BEGINNING** and containing 9.314 acres (405,712 square feet) of land, more or less.

TRACT 1B-1 (COMMON AREA0:

BEING a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462 and the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas and being a portion of a called 31.941 acre tract of land described as Tract 1, conveyed to MM MESQUITE, LLC, as evidenced in a Warranty Deed recorded in Instrument No. 201800192841 of the Official Public Records of Dallas County, Texas, and being a portion of a called 5.315 acre tract of land, conveyed to the City of Mesquite, as evidenced in a Special Warranty Deed recorded in Instrument No. 200600163878, of the Official Public Records of Dallas County, Texas, same also being portions of Lots 1 and 4, Block A of Rodeo Center Addition, according to the Final Plat thereof recorded in Volume 85101, Page 2067 of the Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found for the southeast corner of Lot 3C of Lots 2A, 2B, 3A, 3B & 3C of the Rodeo Centre Addition, according to the Replat thereof recorded in Volume 85186, Page 2020 of the Deed Records, Dallas County, Texas, common to an ell corner of said Lot 4, from which, an "X" cut in concrete set for the northeast corner of said Lot 3C bears North 02°04'25" East, 230.00 feet;

THENCE crossing said Tract 1 and said Lot 4, the following:

South 02°04'25" West, distance of 59.19 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 33°24'47", a radius of 58.00 feet, a chord bearing and distance of South 17°38'55" East, 33.35 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 33.82 feet to a point for corner;

South 00°56'31" East, a distance of 240.00 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing across said Tract 1 and said Lot 4, and crossing said Lot 1 and said 5.3315 acre tract, the following:

North 89°03'29" East, a distance of 235.00 feet to a point for corner;

South 00°56'31" East, a distance of 154.54 feet to a point for corner;
South 89°03'29" West, a distance of 157.00 feet to a point for corner;
South 00°56'31" East, a distance of 239.60 feet to a point for corner;
North 89°03'29" East, a distance of 55.00 feet to a point for corner;

South 00°56'31" East, a distance of 401.06 feet to a point for corner;

South 89°03'29" West, a distance of 220.38 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 16°08'26", a radius of 60.50 feet, a chord bearing and distance of North 7°07'42" East, 16.99 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 17.04 feet to a point for corner;

North 00°56'31" West, a distance of 13.18 feet to a point for corner;

North 89°03'29" East, a distance of 78.00 feet to a point for corner;

North 00°56'31" West, a distance of 640.00 feet to a point for corner;

South 89°03'29" West, a distance of 78.00 feet to a point for corner;

North 00°56'31" West, a distance of 123.20 feet to a point for corner;

North 83°20'50" East, a distance of 20.10 feet to a point for corner;

North 89°03'29" East, a distance of 65.00 feet to the **POINT OF BEGINNING** and containing 2.893 acres (126,011 square feet) of land, more or less.

TRACT 1B-2 (COMMON AREA) AND TRACT 1C:

BEING a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462 and the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas and being a portion of a called 31.941 acre tract of land described as Tract 1, conveyed to MM MESQUITE, LLC, as evidenced in a Warranty Deed recorded in Instrument No. 201800192841 of the Official Public Records of Dallas County, Texas, and being a portion of a called 5.315 acre tract of land, conveyed to the City of Mesquite, as evidenced in a Special Warranty Deed recorded in Instrument No. 200600163878, of the Official Public Records of Dallas County, Texas, same also being a portion of Lot 4, Block A of Rodeo Center Addition, according to the Final Plat thereof recorded in Volume 85101, Page 2067 of the Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the southeast corner of Lot 3C of Lots 2A, 2B, 3A, 3B & 3C of the Rodeo Centre Addition, according to the Replat thereof recorded in Volume 85186, Page 2020 of the Deed Records, Dallas County, Texas, common to an ell corner of said Lot 4;

THENCE crossing said Tract 1, said Lot 4 and said 5.3315 acre tract, the following courses:

South 02°04'25" West, distance of 59.19 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 33°24'47", a radius of 58.00 feet, a chord bearing and distance of South 17°38'55" East, 33.35 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 33.82 feet to a point for corner;

South 00°56'31" East, a distance of 240.00 feet to a point for corner;

South 89°03'29" West, a distance of 65.00 feet to a point for corner;

South 83°20'50" West, a distance of 20.10 feet to a point for corner;

South 0°56'31" East, a distance of 123.20 feet to a point for corner;

North 89°03'29" East, a distance of 78.00 feet to a point for corner;

South 0°56'31" East, a distance of 640.00 feet to a point for corner;

South 89°03'29" West, a distance of 78.00 feet to a point for corner;

South 0°56'31" East, a distance of 13.18 feet to a point at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 60.50 feet, a chord bearing and distance of South 44°03'29" West, 85.56 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 95.03 feet to a point for corner;

South 89°03'29" West, a distance of 339.17 feet to a point for corner;

South 44°04'51" West, a distance of 21.22 feet to a point for corner, same being on the westerly line of said Tract 1 and the easterly right-of-way line of Rodeo Drive, a 60 foot right of way, as recorded in Volume 93128, Page 717, of the Deed Records of Dallas County, Texas;

THENCE along the easterly right of way line of said Rodeo Drive and the westerly line of said Tract 1, the following courses:

North 0°53'46" West, a distance of 25.15 feet to a 1/2 inch iron rod with plastic cap stamped "NDM found at the beginning of a non-tangent curve to the right having a central angle of 05°15'38", a radius of 570.00 feet, a chord bearing and distance of North 01°58'23" East, 52.32 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 52.33 feet to a 1/2 inch iron rod with plastic cap stamped "NDM found for corner;

North 04°23'31" East, a distance of 153.53 feet to a point at the beginning of a tangent curve to the left having a central angle of 69°52'23", a radius of 630.00 feet, a chord bearing and distance of North 30°32'41" West, 721.56 feet, from which, a 1/2 inch iron rod found for witness bears North 03°49' East, a distance of 12.30 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 768.30 feet to a point at the beginning of a reverse curve to the right having a central angle of 14°20'49", a radius of 570.00 feet, a chord bearing and distance of North 58°18'28" West, 142.36

feet, from which, a 1/2 inch iron rod with plastic cap stamped "NDM found for witness bears South 19°47' West, a distance of 0.3 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 142.73 feet to a point for corner;

THENCE departing the easterly right of way line of said Rodeo Drive and the westerly line of said Tract 1, and crossing said Tract 1, the following courses:

North 44°53'45" East, a distance of 422.67 feet to a point at the beginning of a tangent curve to the right having a central angle of 34°43'29", a radius of 58.00 feet, a chord bearing and distance of North 62°15'30" East, 34.62 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 35.15 feet to a point for corner;

North 10°22'45" West, a distance of 43.85 feet to a point for corner on the northerly line of said Tract 1 and the southerly line of Scyene Road, a variable width right of way;

THENCE North 62°46'41" East, along the northerly line of said Tract 1 and the southerly right of way line of said Scyene Road, a distance of 160.34 feet to 1/2 inch iron rod with plastic cap stamped "W.A.I" found at the beginning of a non-tangent curve to the right having a central angle of 6°29'02", a radius of 1591.54 feet, a chord bearing and distance of North 84°04'48" East, 180.01 feet;

THENCE continuing along the northerly line of said Tract 1 and the southerly right of way line of said Scyene Road, in a northeasterly direction with said curve to the right, an arc distance of 180.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the west line of Lot 3A of aforesaid Lots 2A, 2B, 3A, 3B & 3C of the Rodeo Centre Addition;

THENCE departing the southerly right of way line of Scyene Road and along the west line of said Lot 3A, the following courses:

South 00°51'41" East, a distance of 141.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°53'45" West, a distance of 43.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of Lot 3A of aforesaid Rodeo Centre Addition, common to the southerly northwest corner of aforesaid Lot 4;

THENCE South 87°55'35" East, along the southerly lines of said Lot 3A, Lot 3B of said Lots 2A, 2B, 3A, 3B & 3C of the Rodeo Centre Addition, and aforesaid Lot 3C, a distance of 334.36 feet to the **POINT OF BEGINNING** and containing 17.826 acres (776,512 square feet) of land, more or less.

TRACT 3:

BEING a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas and being all of a called 8.318 acre tract of land described as Tract 3 in Warranty Deed with Vendor's Lien to MM MESQUITE 50, LLC, recorded in Instrument No. 201800192841, of the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the southeast right-of-way line of Scyene Road (a variable width right-of-way) with the west right-of-way line of Peachtree Road, (a 50-foot right-of-way) and being the northeast corner of said 8.318 acre tract;

THENCE departing said southeast right-of-way line of Scyene Road and along said west right-of-way line of Peachtree Road and the east line of said 8.318 acre tract, the following courses and distances:

South 20°53'09" East, a distance of 101.78 feet to a point for corner, from which an "X" cut in concrete found for witness bears South 54°09' West, a distance of 0.9' and at the beginning of a non-tangent curve to the right having a central angle of 52°57'11", a radius of 802.28 feet, a chord bearing and distance of South 5°49'42" West, 715.36 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 741.47 feet to a 1/2-inch iron rod with plastic cap stamped "JDM" found for corner;

South 32°21'32" West, a distance of 156.02 feet to a 1/2-inch iron rod with plastic cap stamped "NDM 2609" found for the southeast corner of said 8.318 acre tract, common to the northeast corner of a called 1.9020 acre tract of land described in a deed to City of Mesquite, as recorded in Volume 86214, Page 5994 of the Deed records, Dallas County, Texas;

THENCE departing said west right-of-way line of Peachtree Road and along the southwest line of said 8.318 acre tract, the northeast line of said 1.9020 acre tract and the northeast line of a called 1.506 acre tract of land described in a deed to Mesquite Independent School District, as recorded in Instrument No. 201700091343 of the Official Public Records, Dallas County, Texas, North 57°38'21" West, a distance of 345.91 feet to a 1/2-inch iron rod found for the southwest corner of said 8.318 acre tract, common to the northwest corner of said 1.506 acre tract, being on the east right-of-way line of Stadium Drive (a 60-foot wide right-of-way);

THENCE along said east right-of-way line of Stadium Drive and the west line of said 8.318 acre tract, North 1°21'53" West, a distance of 591.06 feet to a 3/8-inch iron rod found for the intersection of said east right-of-way line of Stadium Drive with said southeast right-of-way line of Scyene Road and being the northwest corner of said 8.318 acre tract, from which a 1/2-inch iron rod found for witness bears North 70°05' East, a distance of 1.0 feet;

THENCE with said southeast right-of-way line of Scyene Road and the northwest line of said 8.318 acre tract, North 69°07'29" East, a distance of 456.07 feet to the **POINT OF BEGINNING** and containing 8.344 acres (363,481 square feet) of land, more or less.

APPENDIX A-1

DESCRIPTION OF TRACT 2B, COMMERCIAL LAND, EXCLUDED FROM THE SUBJECT LAND

BEING a tract of land situated in the City of Mesquite, Dallas County, Texas, part of the Daniel Tanner Survey, Abstract No. 1462, being part of that called 10.535 acre tract of land (called "Tract 2") as described in deed to MM Mesquite 50, LLC, recorded as Instrument No. 201800192841, Official Public Records, Dallas County, said 10.535 acre tract being the remainder of that called 12.9421 acre tract (called "Tract 1") as described by that certain General Warranty Deed to Scyene Rodeo, Ltd., as recorded in Volume 2000064, Page 2651, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the south right-of-way line of West Scyene Road (a 125 feet wide public right-of-way), same being the northeast corner of The Landmark Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 85131, Page 3484, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 69 degrees 18 minutes 47 seconds West, a distance of 190.58 feet;

THENCE along said south right-of-way line as follows:

North 69 degrees 36 minutes 45 seconds East, a distance of 119.16 feet to a 5/8 inch iron rod found;

North 76 degrees 40 minutes 15 seconds East, a distance of 100.35 feet to a 5/8 inch iron rod found;

North 80 degrees 30 minutes 16 seconds East, a distance of 51.25 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 80 degrees 25 minutes 21 seconds East, a distance of 12.95 feet to a 5/8 inch iron rod with plastic cap stamped "WA1" found for the intersection of said south right-of-way line and the west right-of-way line of Rodeo Drive (a variable width public right-of-way);

THENCE along said west right-of-way line as follows:

South 58 degrees 49 minutes 10 seconds East, a distance of 30.72 feet to a 1/2 inch iron rod with plastic cap stamped "NDM" found for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 10 degrees 50 minutes 14 seconds, a radius of 630.00 feet, an arc distance of 119.36 feet, having a chord bearing of South 25 degrees 17 minutes 15 seconds East, and a chord distance of 118.98 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, departing said west right-of-way line and across said 12.9421 acre tract as follows:

South 13 degrees 52 minutes 49 seconds West, a distance of 21.63 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 07 degrees 02 minutes 02 seconds, a radius of

129.00 feet, an arc length of 15.84 feet, a chord bearing of South 66 degrees 00 minutes 09 seconds West and a chord distance of 15.83 feet;

South 69 degrees 31 minutes 10 seconds West, a distance of 182.85 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the right;

Along said curve to the right through a central angle of 14 degrees 28 minutes 02 seconds, a radius of 179.00 feet, an arc length of 45.20 feet, a chord bearing of South 76 degrees 45 minutes 11 seconds West and a chord distance of 45.08 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a reverse curve to the left;

Along said curve to the left through a central angle of 14 degrees 28 minutes 02 seconds, a radius of 221.00 feet, an arc length of 55.80 feet, a chord bearing of South 76 degrees 45 minutes 11 seconds West and a chord distance of 55.65 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set, same being the southeast corner of said Landmark Addition;

THENCE, along the east line of said Landmark Addition, North 20 degrees 28 minutes 50 seconds West, a distance of 173.70 feet to the POINT OF BEGINNING, containing 53,299 square feet or 1.2236 acres of land, more or less.

End of Tract 2B
Save and Except Commercial Land

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/10/2020 02:22:31 PM
\$70.00
202000039613**

