

Legal Description

WHEREAS JALAL KHORAMI IS THE OWNER OF A 0.218 ACRE TRACT OF LAND OUT OF THE JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296, IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JALAL KHORAMI AS RECORDED IN VOLUME 95082, PAGE 259 AND VOLUME 95082, PAGE 267 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.218 ACRE TRACT, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF THE LAND DESCRIBED IN DEED TO PS PALMER PROPERTIES, LLC AS RECORDED UNDER INSTRUMENT NO. 201200039799, O.P.R.D.C.T., AND ALSO BEING IN THE EAST LINE OF BURNET STREET, HAVING AN 80 FOOT WIDE RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 43 MINUTES 47 SECONDS WEST, WITH THE EAST LINE OF SAID BURNET STREET AND WITH THE WEST LINE OF SAID 0.218 ACRE TRACT, A DISTANCE OF 82.00 FEET TO A PK NAIL SET FOR THE NORTHWEST CORNER OF SAID 0.218 ACRE TRACT, BEING IN THE EAST LINE OF SAID BURNETT STREET AND THE SOUTH LINE OF BETHEL ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING THE EAST LINE OF SAID BURNET STREET AND WITH THE SOUTH LINE OF SAID BETHEL ROAD, A DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT THE NORTHEAST CORNER OF SAID 0.218 ACRE TRACT AND BEING IN THE WEST LINE OF COPPELL ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, AND THE SOUTH LINE OF SAID BETHEL ROAD;

THENCE SOUTH 00 DEGREES 43 MINUTES 47 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID BETHEL ROAD AND WITH THE WEST LINE OF SAID COPPELL ROAD, A DISTANCE OF 54.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT THE SOUTHEAST CORNER OF SAID 0.218 ACRE TRACT AND BEING THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NEDA JAAFARI AS RECORDED UNDER INSTRUMENT NO. 200600348863, O.P.R.D.C.T.;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE WEST LINE OF SAID COPPELL ROAD AND WITH THE NORTH LINE OF SAID JAAFARI TRACT, A DISTANCE OF 86.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT AN INNER ELL CORNER OF SAID 0.218 ACRE TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 47 SECONDS EAST, DEPARTING THE INNER ELL CORNER OF SAID 0.218 ACRE TRACT AND WITH A EAST LINE OF SAID 0.218 ACRE TRACT, A DISTANCE OF 28.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT THE MOST SOUTHEAST CORNER OF SAID 0.218 ACRE TRACT AND BEING IN THE NORTH LINE OF THE AFOREMENTIONED PS PALMER PROPERTIES TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE MOST SOUTHEAST CORNER OF SAID 0.218 ACRE TRACT AND WITH THE NORTH LINE OF SAID PS PALMER PROPERTIES TRACT, A DISTANCE OF 59.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 9,481 SQUARE FEET OR 0.218 ACRES OF LAND, PLUS OR MINUS.