

LEGAL DESCRIPTION

Being a 0.97 acre tract of land out of the J. Holland Survey, Abstract No. 614, situated in the City of Coppell, Dallas County, Texas, being a portion of Lot 2R-2R, Block B of Prologis Park One Twenty One, Lots 2R-2R & 3R, Block B, a subdivision of record in Document Number 202200153246 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of State Highway 121 (right-of-way width varies), being the West corner of said Lot 2R-2R, and being the North corner of said Lot 3R, from which a 5/8 inch iron rod found bears S49°06'52"W, a distance of 129.81 feet;

THENCE, along the Southeast right-of-way line of State Highway 121, being the common Northwest line of said Lot 2R-2R, the following three (3) courses and distances:

1. N49°06'52"E, a distance of 48.12 feet to an aluminum TxDOT monument found;
2. N41°58'31"E, a distance of 98.36 feet to an aluminum TxDOT monument found;
3. N41°59'33"E, a distance of 55.83 feet to an "X" cut set, from which a 5/8 inch iron rod with red plastic cap stamped "SCI" found at the North corner of said Lot 2R-2R bears N41°59'33"E, a distance of 164.42 feet;

THENCE, leaving the Southeast right-of-way line of State Highway 121, over and across said Lot 2R-2R, the following ten (10) courses and distances:

1. S47°53'05"E, a distance of 200.14 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S42°13'36"W, a distance of 11.39 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. Along a non-tangent curve to the left, having a radius of 27.00 feet, a chord bearing of S27°14'29"W, a chord length of 13.86 feet, a delta angle of 29°44'51", an arc length of 14.02 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S12°22'04"W, a distance of 18.61 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. Along a tangent curve to the right, having a radius of 35.00 feet, a chord bearing of S27°22'04"W, a chord length of 18.12 feet, a delta angle of 30°00'00", an arc length of 18.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. S42°22'04"W, a distance of 40.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
7. Along a tangent curve to the right, having a radius of 36.00 feet, a chord bearing of S57°22'04"W, a chord length of 18.63 feet, a delta angle of 30°00'00", an arc

length of 18.85 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

8. S72°22'04"W, a distance of 18.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
9. Along a tangent curve to the left, having a radius of 36.00 feet, a chord bearing of S57°24'17"W, a chord length of 18.59 feet, a delta angle of 29°55'33", an arc length of 18.80 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
10. S42°26'30"W, a distance of 51.80 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southwest line of said Lot 2R-2R, being the common Northeast line of said Lot 3R;

THENCE, N47°34'31"W, along the Southwest line of said Lot 2R-2R and the common Northeast line of said Lot 3R, a distance of 203.41 feet to the **POINT OF BEGINNING** and containing an area of 0.97 of an acre (42,049 square feet) of land.