

PROPERTY DESCRIPTION

Being all of Mobil Site Plan, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 84110, Page 2833, Map Records, Dallas County, Texas, being all of that same tract of land conveyed to VP Fuel Mart, Inc. by deed recorded in Document No. 201700197501, 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 rebar found for the southernmost Southwest corner of Lot 1, Block A of Chicken Express, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Instrument No. 20080385260, O.P.R.D.C.T., same being the Southeast corner of said VP Fuel Mart, Inc. tract and lying on the North right-of-way line of Belt Line Road (variable width right-of-way);

THENCE South 89 Degrees 35 Minutes 43 Seconds West, with the North right-of-way line of said Belt Line Road, a distance of 115.10 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner at the east end of a corner clip at the intersection of the North right-of-way line of said Belt Line Road with the East right-of-way line of S. Denton Tap Road (120 foot right-of-way);

THENCE North 45 Degrees 31 Minutes 17 Seconds West, with the Northeast line of said corner clip, a distance of 84.95 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner at the west end of said corner clip and lying on the East right-of-way line of said S. Denton Tap Road;

THENCE North 00 Degrees 41 Minutes 17 Seconds West, with the East right-of-way line of said S. Denton Tap Road, a distance of 188.99 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northwest corner of said Mobil Site Plan, same being the westernmost Southwest corner of said Lot 1;

THENCE North 89 Degrees 18 Minutes 43 Seconds East, departing the East right-of-way line of said S. Denton Tap Road, a with the westernmost South line of said Lot 1, a distance of 175.00 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of said Mobil Site Plan, same being an interior "ell" corner of said Lot 1;

THENCE South 00 Degrees 41 Minutes 17 Seconds East, with the southernmost West line of said Lot 1, passing a 5/8 inch rebar found for the Southeast corner of said Mobil Site Plan at a distance of 215.40 feet and continuing for a total distance of 249.80 feet to the **POINT OF BEGINNING** and containing 41,843 square feet or 0.961 acres of land, more or less.

EXHIBIT "A"