

LEGAL DESCRIPTION
8.049 ACRES

BEING an 8.049 Acre tract of land and being a portion of LOT 1-5, BLOCK A, according to the plat THE VILLAGES OF OLD COPPELL, as recorded in County Clerk's File No. 20070444189, Dallas County, Texas and being a portion of Lot1, Block A, according to the plat of GRAPEVINE SPRINGS COMMUNITY CENTER, as recorded in County Clerk's File No. 20080382276, Dallas County, Texas being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the most northwesterly corner of Lot 1, Block A of said VILLAGES OF OLD COPPELL, said point also being in the easterly right-of-way line of South Coppel Road South (A 90 foot width right-of-way);

THENCE South 89 deg. 14 min. 21 sec. East along the northerly line of said Lot 1, Block A a distance of 172.41 to a 1/2-inch iron rod found for corner;

THENCE South 01 deg. 07 min. 38 sec. East along the northerly line of said Lot 1, Block A a distance of 86.02 feet to a 1/2-inch iron rod found for corner;

THENCE North 89 deg. 46 min. 52 sec. East along the northerly line of said Lot 1, Block A passing the mostly northeasterly line of said Lot 1, Block A and the most westerly line of Lot 1, Block A of said Grapevine Springs Community Center a distance of 128.82 feet to a 1/2-inch iron rod found at a total distance of 198.85 feet;

THENCE South 01 deg. 48 min. 01 sec. East along and 70 feet parallel to the west line of said GRAPEVINE SPRINGS COMMUNITY CENTER a distance of 720.40 feet to a 1/2-inch iron rod found for corner, said corner also being in the north line of LOT 1R, BLOCK 1, COPPELL SERVICE CENTER, as recorded in Doc. #20070444190, Deed Records, Dallas County, Texas;

THENCE South 88 deg. 10 min. 43 sec. West along the north line of said Lot 1R, Block 1, a distance of 70.20 feet to a 1/2-inch iron rod found for corner, said point also being in the easterly line of said VILLAGES OF OLD COPPELL;

THENCE South 01 deg. 48 min. 49 sec. East along the easterly line of said VILLAGES OF OLD COPPELL a distance of 50.02 feet to a 1/2-inch iron rod found for corner;

THENCE South 88 deg. 55 min. 18 sec. West along the easterly line of said VILLAGES OF OLD COPPELL a distance of 15.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 deg. 50 min. 07 sec. East along the easterly line of said VILLAGES OF OLD COPPELL a distance of 183.25 feet to a 1/2-inch iron rod found for corner;

THENCE South 88 deg. 11 min. 57 sec. West a distance of 284.93 feet to a 1/2-inch iron rod found for corner, said point also being in the easterly right-of-way line of South Coppel Road;

THENCE North 01 deg. 48 min. 01 sec. West along the westerly line of said VILLAGES OF OLD COPPELL and the easterly right-of-way line of South Coppel Road a distance of 1052.72 feet to the POINT OF BEGINNING;

Containing a computed area of 350,622 square feet or 8.049 acres or land, more or less.

EXHIBIT 'A'