

## Legal Description

BEGINNING at a 5/8" rebar found at the southeast corner of said 2.237 acre tract, and said Lot 4, and being the southwest corner of Lot 1R, Block 1, First United Methodist Church, Section Two, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400047973, Official Public Records, Dallas County, Texas, being on the north line of E. Bethel Road (Called 60' ROW), from which a "+" found in concrete on the south line of aforementioned Lot 1R, bears N 89°55'56" E, 544.86 feet;

THENCE S 89°55'56" W, 189.71 feet with the north line of said E. Bethel School Road, and the south line of said 2.237 acre tract, and said Lot 4, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner thereof, and being the southeast corner of Lot 2, Block A, Northlake Woodlands Center, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400065647, Official Public Records, Dallas County, Texas;

THENCE N 00°34'13" W, 129.50 feet (called 128.95') with the east line of said Lot 2, and the west line of said Lot 4, to a 1/2" capped rebar found (RPLS 3664) at the northwest corner thereof, from which a "+" found in concrete bears N 87°22'56" E, 54.65 feet (called 55.01');

THENCE N 59°49'07" W, 46.00 feet with the northeast line of said Lot 2, to a 1/2" capped rebar set (G&A Consultants) at the northerly northeast corner thereof;

THENCE S 87°00'42" W, 14.80 feet with the north line of said Lot 4, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of Lot 1, Block A, Northlake Woodlands Center, an addition to the City of Coppell, according to the plat thereof, recorded in Volume 81234, Page 1447, Deed Records, Dallas County, Texas, and being an interior corner of said 2.237 acre tract;

THENCE N 0°04'16" W, 131.34 feet with the east line of said Lot 1, to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof, and being the southwest corner of a Right-of-Way Dedication, recorded in Volume 85162, Page 3703, Deed Records, Dallas County, Texas, and being the Northerly Northwest corner of said 2.237 acre tract;

THENCE N 84°53'44" E, 250.66 feet with the north line of said 2.237 acre tract, and the south line of said Right-of-Way Dedication, to a 1/2" capped rebar found (RPLS 3664) at the southeast corner thereof, being the northeast corner of said 2.237 acre tract, and being the northwest corner of said Lot 1R;

THENCE S 00°35'16" E, with the east line of said 2.237 acre tract, and the west line of said Lot 1R, passing at 140.83 feet the northeast corner of said Lot 4, continuing with the east line thereof, a total distance of 304.71 feet to the POINT OF BEGINNING and containing approximately 1.479 acres of land.