

LEGAL DESCRIPTION

WHEREAS Duke Realty, L.P. is the owner of an 5.005 acre tract of land situated in the Cordella Bowen Survey, Abstract No. 56, Dallas County, Texas; said tract being all of Lot 2, Block C of the Duke Lesley Addition Dividend Drive & Point West Boulevard, an addition to the City of Coppell, recorded in Instrument No. 2007xxx of the Deed Records of Dallas County, Texas; said tract being part of those tracts of land described as Tract 1 and Tract 2 in the Special Warranty Deed to Duke Realty Limited Partnership recorded in Instrument No. 200600301442 of said Deed Records; said 5.005 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being the south end of a corner-clip at the intersection of the said north line of Interstate Highway No. 635 with the east right-of-way line of Point West Boulevard (a 50-foot wide right-of-way);

THENCE, North 26 degrees, 36 minutes, 59 seconds West, along said corner clip, a distance of 21.22 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the said east line of Point West Boulevard; said point being the beginning of a non-tangent curve to the left;

THENCE, along the said east line of Point West Boulevard, the following four (4) calls:

In a northerly direction, along said curve to the left, having a central angle of 17 degrees, 56 minutes, 13 seconds, a radius of 475.00 feet, a chord bearing and distance of North 08 degrees, 58 minutes, 06 seconds East, 148.10 feet, an arc distance of 148.70 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner for the end of said curve;

Due North, a distance of 66.14 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for the POINT OF BEGINNING; said point being the southwest corner of said Lot 2, Block C;

Due North, a distance of 301.74 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 16 degrees, 10 minutes, 26 seconds, a radius of 475.00 feet, a chord bearing and distance of North 08 degrees, 05 minutes, 13 seconds West, 133.64 feet, an arc distance of 134.09 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner at the end of said curve; said point being the northwest corner of said Lot 2;

THENCE, North 73 degrees, 49 minutes, 34 seconds East, departing the said east line of Point West Boulevard and along the north line of said Lot 2, a distance of 50.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at an angle point;

THENCE, South 89 degrees, 57 minutes, 33 seconds East, along the said north line of Lot 2, a distance of 455.78 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner for corner; said point being the northeast corner of said Lot 2;

THENCE, Due South, along the east line of said Lot 2, a distance of 448.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees, 57 minutes, 33 seconds West, along the south line of said Lot 2, a distance of 485.00 feet to the POINT OF BEGINNING;

CONTAINING, 218,030 square feet or 5.005 acres of land, more or less.