

# Legal Description

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, RNS PROPERTIES, is the owner of a tract of land situated in the McKinney and Williams Survey, Abstract No. 1054, City of Coppell, Dallas County, Texas and being all of that certain tract of land conveyed to RNS Properties by Warranty Deed recorded in Instrument No. 20070260553, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East ROW line of Denton Tap Road (a 120' ROW), said iron rod being at the most Northerly Southwest corner of said RNS Properties tract and the Northwest corner of Proposed Mobil Site, recorded in Volume 84110, Page 2833, Map Records, Dallas County, Texas;

THENCE: North 00 degrees 52 minutes 00 seconds East, along the East ROW line of Denton Tap Road and a West line of said RNS Properties tract, a distance of 30.00 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said RNS Properties tract and the Southwest corner of Lot 1, Block A, The Mercantile, recorded in Volume 2005014, Page 10, Map Records, Dallas County, Texas;

THENCE: South 89 degrees 08 minutes 00 seconds East, along the North line of said RNS Properties tract and the South line of said Lot 1, Block A, a distance of 328.00 feet to a 1/2 inch iron rod found for corner in the West line of Lot 1, Block 1, Riverside Church of Christ, recorded in Volume 94059, Page 4160, Map Records, Dallas County, Texas, said iron rod also being at the Northeast corner of said RNS Properties tract and the Southeast corner of said Lot 1, Block A;

THENCE: South 00 degrees 52 minutes 00 seconds West, along the East line of said RNS Properties tract and the West line of said Lot 1, Block A, a distance of 280.56 feet to a 1/2 inch iron rod found for corner in the North ROW line of Belt Line Road (a 120' ROW), said iron rod also being at the Southeast corner of said RNS Properties tract and the Southwest corner of said Lot 1, Block A;

THENCE: North 88 degrees 50 minutes 55 seconds West, along the North ROW line of Belt Line Road and the South line of said RNS Properties tract, a distance of 153.00 feet to a 1/2 inch iron rod found for corner at the most Southerly Southwest corner of said RNS Properties tract;

THENCE: North 00 degrees 52 minutes 00 seconds East, along the West line of said RNS Properties tract, at 34.40 feet passing the Southeast corner of said Proposed Mobil Site, and continuing along a West line of said RNS Properties tract and the East line of said Proposed Mobil Site, a total distance of 249.80 feet to a 1/2 inch iron rod found for corner at the Northeast corner of said Proposed Mobil Site;

THENCE: North 89 degrees 08 minutes 00 seconds West, along the common line of said RNS Properties tract and said Proposed Mobil Site, a distance of 175.00 feet to the PLACE OF BEGINNING and containing 1.105 acres of land.

**EXHIBIT "A"**