

LEGAL DESCRIPTION

Being a 0.76 acre tract of land out of the J. Holland Survey, Abstract No. 614, situated in the City of Coppell, Dallas County, Texas, being a portion of Lot 2R-2R, Block B of Prologis Park One Twenty One, Lots 2R-2R & 3R, Block B, a subdivision of record in Document Number 202200153246 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "SCI" found in the Southeast right-of-way line of State Highway 121 (right-of-way width varies), being the North corner of said Lot 2R-2R, and being the West corner of Lot 2R-1, Block B of Prologis Park One Twenty One Addition, a subdivision of record in Document Number 201900276648 of said Official Public Records;

THENCE, S47°53'05"E, leaving the Southeast right-of-way line of State Highway 121, along the Northeast line of said Lot 2R-2R, being the common Southwest line of said Lot 2R-1, a distance of 200.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 5/8 inch iron rod with red plastic cap stamped "SCI" found bears S47°53'05"E, a distance of 2.41 feet;

THENCE, leaving the Southwest line of said Lot 2R-1, over and across said Lot 2R-2R, the following two (2) courses and distances:

1. S42°03'58"W, a distance of 164.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N47°53'05"W, a distance of 200.14 feet to an "X" cut set in the Southeast right-of-way line of State Highway 121, being the common Northwest line of said Lot 2R-2R, from which an aluminum TxDOT monument found bears S41°59'33"W, a distance of 55.83 feet;

THENCE, N41°59'33"E, along the Southeast right-of-way line of State Highway 121 and the common Northwest line of said Lot 2R-2R, a distance of 164.42 feet to the **POINT OF BEGINNING**, and containing an area of 0.76 of an acre (32,925 square feet) of land.