

## **DESCRIPTION OF PROPOSED LOT 1R, BLOCK A**

**BEING** a tract of land situated in the James Gibson Survey, Abstract No. 1716, City of Coppell, Dallas County, Texas, and being a portion of a called 159.788 acre tract of land described in a deed to Fellowship of Las Colinas, as recorded in Volume 11578, Page 1111 of the Deed Records of Tarrant County, Texas, and in Volume 94091, Page 1680 of the Deed Records of Denton County, Texas, and being all of Samaritans Purse Fellowship Addition, Lot 1, Block A, according to the Minor Plat thereof recorded in Instrument No. 201900024814 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "Spiars Eng" found for the northeast corner of said Samaritans Purse Fellowship Addition, same being on the westerly line of Lot 3, Block 3, Freeport North, according to the plat thereof recorded in Volume 2004111, Page 141 of the Deed Records of Dallas County, Texas and the easterly line of said 159.788 acre tract;

**THENCE** South 00°31'39" East, along the westerly line of said Lot 3, Block 3, the easterly line of said 159.788 acre tract, and the easterly line of said Samaritans Purse Fellowship Addition, a distance of 398.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 00°41'16" East, continuing along the westerly line of said Lot 3, Block 3, the easterly line of said 159.788 acre tract, and the easterly line of said Samaritans Purse Fellowship Addition, a distance of 224.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 3, Block 3, common to a southeast corner of said Samaritans Purse Fellowship Addition, same being on the westerly right of way line of aforesaid Creekview Drive, and at the beginning of a non-tangent curve to the left with a radius of 455.00 feet, a central angle of 20°56'56", and a chord bearing and distance of South 09°47'13" West, 165.43 feet;

**THENCE** in a southerly direction continuing along the easterly line of said Samaritans Purse Fellowship Addition and along the westerly right of way line of said Creekview Drive, with said non-tangent curve to the left, an arc distance of 166.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 00°41'15" East, continuing along the easterly line of said Samaritans Purse Fellowship Addition and the westerly right of way line of said Creekview Drive, passing en route the southeast corner of said Samaritans Purse Fellowship Addition, and continuing along the same course, for a total distance of 1,118.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 89°28'02" West, departing the westerly right of way line of said Creekview Drive and crossing said 159.788 acre tract, a distance of 233.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 00°58'11" West, continuing across said 159.788 acre tract, a distance of 390.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said Samaritans Purse Fellowship Addition;

**THENCE** South 89°59'31" West, along the southerly line of said Samaritans Purse Fellowship Addition, a distance of 323.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Samaritans Purse Fellowship Addition;

**THENCE** along the westerly line of said Samaritans Purse Fellowship Addition, the following courses and distances:

North 56°49'41" East, a distance of 108.76 feet to a point for corner;

North 43°42'43" East, a distance of 115.58 feet to a point for corner;

North 32°08'47" East, a distance of 119.08 feet to a point for corner;

North 16°16'50" East, a distance of 72.24 feet to a point for corner;

North 10°24'27" West, a distance of 90.46 feet to a point for corner;

North 14°48'38" West, a distance of 103.09 feet to a point for corner;

North 01°42'23" East, a distance of 93.60 feet to a point for corner;

North 27°20'41" East, a distance of 91.78 feet to a point for corner;

North 07°38'25" West, a distance of 92.80 feet to a point for corner;

North 44°10'11" West, a distance of 48.56 feet to a point for corner;

North 12°02'50" East, a distance of 451.14 feet to a point for corner;

North 29°01'46" East, a distance of 179.75 feet to a point for corner;

North 52°16'23" East, a distance of 121.16 feet to a point for corner;

North 64°11'47" East, a distance of 92.72 feet to the **POINT OF BEGINNING** and containing 12.779 acres (556,661 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

