

Legal Description -

Being a 2.05 acre tract of land situated in the Edward A. Crow Survey, Abstract No. 301 in the City of Coppell, Dallas County, Texas, and being all of that certain tract of land conveyed to Jose Fernando Teruya and Eliana Teruya by Special Warranty Deed as recorded in Document No. 202200038918, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner with cap stamped "RPLS 3047" at the southeast corner of said 2.05 acre tract of land being described, said point being the southeast corner of Lot 4, Block A, The Burch Addition, an addition to the City of Coppell, according to the plat thereof recorded in Volume 95166, Page 239, Map Records, Dallas County, Texas, same point being in the west line of S. Denton Tap Road (a variable width Right-of-Way) ;

THENCE South 00 degrees 39 minutes 30 seconds East, along west line of said S. Denton Tap Road, a distance of 537.87 feet to a 1/2 inch iron rod found for corner with cap stamped "RPLS 3047";

THENCE South 04 degrees 53 minutes 27 seconds West, continuing along west line of said S. Denton Tap Road, a distance of 100.47 feet to a 1/2 inch iron rod found for corner with cap stamped "RPLS 3047";

THENCE South 00 degrees 39 minutes 30 seconds East, continuing along west line of said S. Denton Tap Road, a distance of 193.94 feet to a point for corner, said point being the southeast corner of said 2.05 acre tract of land being described, same point being the north corner of said Lot 22, Block A, Alexander Court Addition, an addition to the City of Coppell, according to the plat thereof recorded in Document No. 20080199412, Official Public Records, Dallas County, Texas;

THENCE North 49 degrees 27 minutes 47 seconds West, departing the west line of said S. Denton Tap Road, and along the common line of said 2.05 acre tract of land being described and said Alexander Court Addition, a distance of 201.20 feet to a point for corner;

THENCE North 40 degrees 12 minutes 41 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Alexander Court Addition, a distance of 38.40 feet to a point for corner, said point being the southwest corner of said 2.05 acre tract of land being described, same point being the south corner of Lot 11, Block A, Grand Cove Estates, an addition to the City of Coppell, according to the plat thereof recorded in Volume 94190, Page 4358, Map Records, Dallas County, Texas;

THENCE North 35 degrees 46 minutes 10 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 71.55 feet to a point for corner;

THENCE North 31 degrees 53 minutes 00 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 102.37 feet to a point for corner;

THENCE North 54 degrees 33 minutes 15 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 49.69 feet to a point for corner;

THENCE North 30 degrees 59 minutes 04 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 16.61 feet to a point for corner;

THENCE North 14 degrees 03 minutes 01 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 43.36 feet to a point for corner;

THENCE North 49 degrees 09 minutes 52 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 58.44 feet to a point for corner;

THENCE North 26 degrees 58 minutes 00 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 71.25 feet to a point for corner;

THENCE North 12 degrees 41 minutes 44 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 157.40 feet to a point for corner;

THENCE North 25 degrees 01 minutes 40 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 75.34 feet to a point for corner;

THENCE North 56 degrees 13 minutes 55 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 61.20 feet to a point for corner;

THENCE North 25 degrees 37 minutes 40 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 35.63 feet to a point for corner;

THENCE North 04 degrees 41 minutes 18 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 51.15 feet to a point for corner, said point being the northwest corner of said 2.05 acre tract of land being described, same point being the most southerly southwest corner of said Lot 4, Block A, The Burch Addition;

THENCE North 89 degrees 20 minutes 30 seconds East along the common line of said 2.05 acre tract of land being described and Lot 4, Block A, The Burch Addition, a distance of 89.21 feet to the POINT of BEGINNING and containing 89,332 square feet or 2.05 acres of computed land.