

WHEREAS BILADI INVESTMENTS, LLC is the owner of Lot 2A, Block A, Pecan Creek Addition, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded in document number 201900054429, Plat Records, Dallas County, Texas, (P.R.D.C.T.), said Lot 2A being conveyed by deed to Biladi Investments, LLC, recorded in document number 201600099800, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped, "SHIELDS AND LEE" found at the northeast corner of said Lot 2A and the herein described tract, same being a re-entrant corner of Lot 1, Block A, Pecan Creek Addition, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded in document number 20070367017, (P.R.D.C.T.);

THENCE with the perimeter and to the corners of said Lot 2A, the following calls:

1. South 00 degrees 41 minutes 03 seconds East, a distance of 248.42 feet to a point within a creek;
2. South 04 degrees 52 minutes 34 seconds East, a distance of 39.40 feet to a point within a creek;
3. South 41 degrees 24 minutes 15 seconds West, a distance of 26.29 feet to a point within a creek;
4. South 11 degrees 08 minutes 32 seconds West, a distance of 54.94 feet to a point within a creek;
5. South 20 degrees 14 minutes 00 seconds East, a distance of 34.54 feet to a point within a creek;
6. South 18 degrees 06 minutes 01 seconds West, a distance of 29.70 feet to a point within a creek;
7. South 74 degrees 20 minutes 03 seconds West, a distance of 222.83 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set"), from which an "X" cut found bears South 74 degrees 20 minutes 03 seconds West, 8.28 feet;
8. North 00 degrees 41 minutes 02 seconds West, a distance of 211.93 feet to a capped rebar set;
9. South 89 degrees 18 minutes 58 seconds West, a distance of 8.00 feet to an "X" cut set in concrete;
10. North 00 degrees 41 minutes 02 seconds West, a distance of 267.34 feet to an "X" cut found in concrete;
11. North 89 degrees 18 minutes 57 seconds East, a distance of 247.26 feet, returning to the **POINT OF BEGINNING** and enclosing 2.453 acres (106,873 square feet) of land, more or less.

