

## LEGAL DESCRIPTION

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HOUSTON STREET (A 63' RIGHT-OF-WAY AT THAT POINT), ALSO BEING THE SOUTHEAST CORNER OF LOT 4R, BLOCK C OF THE REPLAT OF LOT 1, BLOCK A; LOT 1, BLOCK B; LOT 1, BLOCK C; LOT 1, BLOCK D AND LOT 1 AND 2, BLOCK E, OLD TOWN ADDITION, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED BY INSTRUMENT No. 201200173120, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; THENCE, N00°00'00"E, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON STREET, ALONG THE EAST LINE OF SAID LOT 4R, BLOCK C, A DISTANCE OF 102.00 FEET TO A 1/2 INCH IRON SET FROM WHICH A 1/2 INCH IRON FOUND WITH YELLOWCAP BEARS N00°00'00"E, A DISTANCE OF 0.83 FEET FOR REFERENCE; THENCE, S90°00'00"E, A DISTANCE OF 139.00 FEET TO AN IRON ROD SET FOR CORNER, IN THE WEST LINE OF A 6 FOOT RIGHT-OF-WAY DEDICATION TO THE CITY OF COPPELL FOR THE FUTURE WEST LINE OF SOUTH COPPELL ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY) AND CONTINUING 6 FEET TO THE CORNER OF LOT 1, BLOCK A OF THE SAID CONOBOY ADDITION; THENCE S00°00'00"W, ALONG THE FORMER WEST LINE OF SAID SOUTH COPPELL ROAD, A DISTANCE OF 102.00 FEET TO THE SOUTHEAST CORNER OF THE SAID LOT 1, BLOCK A OF THE CONOBOY ADDITION; THENCE, N90°00'00"W, DEPARTING THE FORMER WEST RIGHT-OF-WAY LINE OF SAID SOUTH COPPELL ROAD, A DISTANCE OF 6 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE DEDICATED FUTURE WEST RIGHT-OF-WAY LINE OF SAID SOUTH COPPELL ROAD ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON STREET, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON STREET, A TOTAL DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,790 SQUARE FEET OR 0.340 ACRES OF LAND.