

*WHEREAS, Coppell Independent School District is the owner of a 63.478 acre tract of land situated in the S.A. & M.G.R.R. Survey Abstract No. 1430 and the George W. Jack Survey Abstract No. 694, in the City of Coppell, Dallas County, Texas, as shown in deeds recorded in Volume 94066 at Page 7212 and Volume 89008 at Page 2731 of the Deed Records of Dallas County, Texas. Said 63.478 acre tract being more fully described as follows:*

*BEGINNING at a 1/2-inch steel rod set for corner at the intersection of the curving southwest right-of-way line of Parkway Boulevard (an 85 foot wide right-of-way) with the northwest line of High School Access Drive (also known as Cowboy Drive, 60 feet wide);*

*THENCE South 29 deg. 34 min. 06 sec. West, departing said Parkway Boulevard and along said High School Access Drive, a distance of 78.24 feet to a 1/2-inch steel rod set for corner at the beginning of a curve to the right having a central angle of 22 deg. 19 min. 45 sec., a radius distance of 330.00 feet, a chord distance of 127.79 feet and a chord bearing of South 40 deg. 43 min. 59 sec. West;*

*THENCE southwesterly along said curve to the right and said High School Access Drive an arc distance of 128.61 feet to a 1/2-inch steel rod set for corner;*

*THENCE South 51 deg. 53 min. 50 sec. West, continuing along said drive, a distance of 41.42 feet to a 1/2-inch steel rod set for corner at the beginning of a curve to the left having a central angle of 19 deg. 26 min. 38 sec., a radius distance of 390.00 feet, a chord distance of 131.72 feet and a chord bearing of South 42 deg. 10 min. 31 sec. West;*

*THENCE southwesterly along said curve to the left and said High School Access Drive, an arc distance of 132.35 feet to a 1/2-inch steel rod set for corner;*

THENCE South 00 deg. 45 min. 04 sec. East, a distance of 1,125.84 feet to a chiseled "X" set for corner, and being the northeast corner of that portion of Willow Lane (a 30 foot wide right-of-way) as dedicated on the plat of Shadydale Acres, an addition to the City of Coppell, as shown on the plat recorded in Volume 42 at Page 96 of the Map Records of Dallas County, Texas;

THENCE North 86 deg. 34 min. 00 sec. West, along the said north line of Willow Lane, a distance of 971.93 feet to a chiseled "X" set for corner and being the southeast corner of a right-of-way dedication as shown on the plat recorded in Volume 92053 at Page 2834 of the Map Records of Dallas County, Texas;

THENCE North 00 deg. 06 min. 30 sec. East, along the east line of said dedication, a distance of 15.73 feet to a 1/2-inch red cap steel rod set for corner;

THENCE South 89 deg. 58 min. 59 sec. West, along the north line of said dedication, a distance of 260.89 feet to a 1/2-inch red cap steel rod set for corner;

THENCE North 86 deg. 34 min. 00 sec. West, a distance of 419.77 feet to a 5/8-inch steel rod found for corner and being on the east line of Cottonwood Estates, an addition to the City of Coppell, as shown on the Plat recorded in Volume 78225 at Page 23 of the Map Records of Dallas County, Texas;

THENCE North 00 deg. 00 min. 23 sec. East, along said east line, a distance of 1,742.03 feet to a point for corner in the center of Cottonwood Creek and being on a south line of Lot 8 in Block F of Copperstone Addition an addition to the City of Coppell, as shown on the plat recorded in Volume 96013 at Page 0087 of the said Dallas County Map Records;

*THENCE along the south line of said Lot 8, meandering the centerline of said Cottonwood Creek, the following;*

*North 88 deg. 18 min. 44 sec. East, a distance of 171.02 feet to a point for corner;*

*South 86 deg. 39 min. 17 sec. East, a distance of 99.95 feet to a point for corner;*

*South 89 deg. 41 min. 34 sec. East, a distance of 100.34 feet to a point for corner;*

*North 89 deg. 17 min. 40 sec. East, a distance of 88.13 feet to a point for corner;*

*South 82 deg. 02 min. 56 sec. East, a distance of 112.87 feet to a point for corner;*

*South 83 deg. 56 min. 36 sec. East, a distance of 99.98 feet to a point for corner;*

*South 55 deg. 38 min. 27 sec. East, a distance of 119.30 feet to a point for corner;*

*South 47 deg. 17 min. 18 sec. East, a distance of 132.56 feet to a point for corner;*

*South 73 deg. 10 min. 22 sec. East, a distance of 105.76 feet to a point for corner;*

*South 66 deg. 41 min. 46 sec. East, a distance of 104.81 feet to a point for corner;*

*South 61 deg. 41 min. 17 sec. East, a distance of 113.41 feet to a point for corner;*

North 89 deg. 43 min. 30 sec. East, a distance of 98.18 feet to a point for corner;

North 78 deg. 25 min. 20 sec. East, a distance of 104.42 feet to a point for corner;

North 85 deg. 29 min. 27 sec. East, a distance of 98.48 feet to a point for corner;

North 89 deg. 34 min. 45 sec. East, a distance of 100.46 feet to a point for corner;

North 84 deg. 30 min. 11 sec. East, a distance of 101.04 feet to a point for corner;

North 86 deg. 55 min. 15 sec. East, a distance of 24.60 feet to a point for corner on the previously mentioned curving southwest right-of-way line of Parkway Boulevard, and being a curve to the left having a central angle of 16 deg. 30 min. 49 sec., a radius distance of 862.50 feet, a chord distance of 247.73 feet and a chord bearing of South 50 deg. 10 min. 55 sec. East;

**THENCE** southeasterly along said curve to the left and said right-of-way line, an arc distance of 248.59 feet to the **POINT OF BEGINNING**;

and containing 63.478 acres or 2,765,079 square feet of land more or less.