

LEGAL DESCRIPTION

BEING a 16.57 acre tract of land in the John E. Holland Survey, Abstract Number 614, City of Coppell, Dallas County, Texas, and being a part of the remainder of a called 54.769 acre tract of land described in Correction Warranty Deed to Ferguson Realty Company, as recorded in Volume 79085, Page 2171 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of the remainder of a called 0.58 acre tract of land described in Warranty Deed to Ferguson Realty Company as recorded in Volume 2004221, Page 10586, D.R.D.C.T. and being part of the remainder of a called 1.034 acre tract of land described in Special Warranty Deed to Ferguson Realty as recorded in Volume 2004238, Page 10338, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with an illegible cap for the southwest corner of Lot 1, Block 1 of the West Sandy Lake Road Addition, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 2005005, Page 70 D.R.D.C.T., said corner being on the north right-of-way line of Sandy Lake Road (a variable width right-of-way), and on the south line of said 54.769 acre tract;

THENCE South 89 degrees 44 minutes 11 seconds West, with the north right-of-way line of said Sandy Lake Road and the south line of said 54.769 acre tract, a distance of 758.92 feet to a 1/2-inch set iron rod with cap stamped "HALFF" (hereafter referred to as "with HALFF cap") for the east corner of a called 0.105 acre tract of land described in deed to The State of Texas, as recorded in Instrument Number 201300214903 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said corner being the south end of a corner clip at the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way line) and the north right-of-way line of said Sandy Lake Road;

THENCE North 83 degrees 29 minutes 11 seconds West, departing said north right-of-way line of Sandy Lake Road, with said corner clip and with the north line of said 0.105 acre tract and with the southeast right-of-way line of said State Highway 121, a distance of 278.64 feet to a 1/2-inch set iron rod with HALFF cap for the northwest corner of said 0.105 acre tract and the southerly northeast corner of a called 6.925 acre tract of land described in Judgment of court in absence of objection deed to The State of Texas, as recorded in Instrument Number 201400150002, O.P.R.D.C.T., from which a found monument bears North 73 degrees 08 minutes 39 seconds East, a distance of 1.30 feet;

THENCE with the southeast right-of-way line of said State Highway 121, and the southeasterly line of said 6.925 acre tract, the following bearings and distances:

North 86 degrees 30 minutes 35 seconds West, a distance of 55.98 feet to a corner, from which a found monument bears South 25 degrees 34 minutes 31 seconds East, a distance of 0.56 of a foot;

North 22 degrees 15 minutes 48 seconds West, a distance of 55.51 feet to a found monument for corner;

North 41 degrees 58 minutes 59 seconds East, passing at a distance of 200.00 feet a found monument, and continuing, in all, a total distance of 446.86 feet to a found monument for corner;

North 47 degrees 49 minutes 57 seconds East, a distance of 382.68 feet to a found monument for corner;

North 41 degrees 58 minutes 59 seconds East, passing at a distance of 63.60 feet a 5/8-inch found iron rod bent, and continuing, in all, a total distance of 550.00 feet to a found monument for corner;

North 38 degrees 15 minutes 53 seconds East, a distance of 221.37 feet to a 1/2-inch set iron rod with HALFF cap for corner, said corner being on the west line of said West Sandy Lake Road addition;

THENCE South 01 degree 08 minutes 49 seconds East, departing the southeast right-of-way line of said State Highway 121, and the southerly line of said 6.925 acre tract, and with the west line of said Lot 1, Block 1 of the West Sandy Lake Road addition, a distance of 1,254.86 feet to the **POINT OF BEGINNING AND CONTAINING** 16.57 acres (721,891 square feet) of land, more or less.