

LEGAL DESCRIPTION

BEING 2.065 acres of land situated in the JAMES W. ANDERSON SURVEY, Abstract No. 18, City of Coppell, Dallas County, Texas, and being comprised of all of Lot 1, Block 1, BETHEL ROAD ESTATES, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Volume 2000134, Page 2875, of the Deed Records of Dallas County, Texas, and all of Tracts 1 & 2, identified in the deed to Raymond S. Larson and wife, Virginia C. Larson, recorded in Instrument No. 201800155282, of the Official Public Records of Dallas County, Texas.

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 1, Block 1, Bethel Road Estates and the Southwest corner of Lot 2R, Block 1, Bethel Road Estates, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Instrument No. 201000150695, of the Official Public Records of Dallas County, Texas, and said POINT OF BEGINNING lying in the North right-of-way line of Bethel Road (a variable width public right-of-way);

THENCE along the South boundary line of said Lot 1 and the South boundary line of said Tracts 1 & 2, and the North right-of-way line of said Bethel Road, as follows:

1. S 89° 42' 02" W 130.01 feet, to a ½" iron rod found at the Southwest corner of said Lot 1, and said point lying in the East boundary line of said Tract 1;
2. S 01° 01' 20" W 7.35 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Tract 1;
3. N 89° 59' 26" W 270.02 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Tract 2;

THENCE N 00° 54' 15" E 5.1 feet, passing the Southeast corner of Lot 1R, Block 1, Bethel Road Estates, Phase II, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 2001044, Page 3710, of the Official Public Records of Dallas County, Texas, and continuing in all 223.32 feet, along the West boundary line of said Tract 2, to a ½" iron rod found at the Northeast corner of said Lot 1R and the Northwest corner of said Tract 2, and said point lying in the Southwest boundary line of Lot 9R, Block 1, Big Cedar Addition, to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 95226, Page 2280, of the Deed Records of Dallas County, Texas;

THENCE along the North boundary line of said Tract 2 and the North boundary line of the aforesaid Lot 1, Block 1, Bethel Road Estates, and the South boundary lines of said Lot 9R, and Lot 8R, of said Block 1, Big Cedar Addition, and the Southeast boundary lines of Lots 6 and 7, Block 1, Big Cedar Addition, to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 92125, Page 33455, of the Deed Records of Dallas County, Texas, as follows:

1. S 54° 09' 16" E 78.70 feet, to a ⅝" iron rod found at the South corner of said Lot 8R;
2. N 84° 45' 17" E 160.67 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. N 46° 59' 16" E 190.23 feet, to a ½" iron rod found at the East corner of said Lot 7, Block 1, Big Cedar Addition, and the South corner of Lot 6, Block 1, of said Big Cedar Addition;
4. N 42° 16' 43" E 59.00 feet, to a ½" iron rod marked "Brittain & Crawford" set at the North corner of said Lot 1, Block 1, Bethel Road Estates, and the Northwest corner of the aforesaid Lot 2R, Block 1, Bethel Road Estates;

THENCE S 00° 57' 15" W 357.38 feet, along the East boundary line of said Lot 1, Block 1, Bethel Road Estates and the West boundary line of said Lot 2R, Block 1, Bethel Road Estates, to the POINT OF BEGINNING containing 2.065 acres (89,948 square feet) of land.