

Being a tract of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract Number 145 and the Patience Piles Survey, Abstract Number 1772 in the City of Coppell, Dallas County, Texas, and being a portion of that certain tract of land as described by deed to TFW Enterprises, LTD. as recorded under Volume 2005005, Page 4120, Deed Records of Dallas County, Texas, (D.R.D.C.T.), and a portion of "Tract II" as described by deed to TFW Enterprises, LTD. as recorded under Volume 2005029, Page 7708, (D.R.D.C.T.), said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of the herein described tract, said point being in the southeast right-of-way line of State Highway 121 (a variable width right-of-way), also being the southwest corner of a tract of land described by deed to Irene Whaley, Trustee of the John Adams Revocable Management Trust as recorded under Volume 2005031, Page 8619, (D.R.D.C.T.);

THENCE South 69 degrees 52 minutes 11 seconds East with the southerly line of said Whaley tract, a distance of 210.58 feet to a T-post with flagging found at the northwest corner of Lot 3X in Willow Park, an addition to the City of Coppell, Dallas County, Texas as recorded under Instrument Number 201100027028, Official Public Records of Dallas County Texas (O.P.R.D.C.T.);

THENCE South 53 degrees 26 minutes 42 seconds West, with the westerly line of said Lot 3X, passing at a distance of 59.83 feet a 1/2-inch iron rod with illegible cap found for the southwest corner of said Lot 3X, same being the northernmost corner of Lot 20 in said Willow Park, and at a distance of 236.10 feet passing a 60d nail found for the common southwest corner of said Lot 20 and the northeast corner of Lot 2X in said Willow Park and continuing in all a total distance of 329.31 feet to a 1/2-inch iron rod with illegible cap found for the northwest corner of said Lot 2X;

THENCE South 00 degrees 19 minutes 56 seconds East, with the west line of said Lot 2X and the west line of Lots 24, 23, 22, and 21 in said Willow Park, a distance of 179.92 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 21 and also being in the north line of Coppell Road (a 60-foot right-of-way depicted on Willow Park plat);

THENCE South 89 degrees 30 minutes 15 seconds West, with the north line of said Coppell Road, a distance of 337.12 feet to an "X" cut in concrete found for corner, same being in the easterly line of said State Highway Number 121;

THENCE North 22 degrees 52 minutes 59 seconds West, with the easterly line of said State Highway Number 121, a distance of 48.78 feet to a "X" cut in concrete found for corner, same being the south corner of a tract of land described to The State of Texas as recorded under Instrument Number 201200052425, (D.R.D.C.T.);

THENCE North 05 degrees 34 minutes 42 seconds West, with an easterly line of said State of Texas tract, a distance of 24.32 feet to a "TXDOT" monument found for corner;

THENCE North 48 degrees 04 minutes 58 seconds East, continuing with an easterly line of said State of Texas tract, a distance of 188.05 feet to an angle point in said State of Texas tract (unable to set corner – pile of loose asphalt);

THENCE North 42 degrees 54 minutes 58 seconds East, continuing with an easterly line of said State of Texas tract, a distance of 33.80 feet to a 5/8-inch iron rod found for the northeast corner of said State of Texas tract, also being in the southeast right-of-way line of said State Highway Number 121;

THENCE North 48 degrees 24 minutes 23 seconds East, with said southeast right-of-way line, at a distance of 292.97 feet passing a "TXDOT" monument found, and continuing in all a total distance of 349.35 feet to the POINT OF BEGINNING and CONTAINING 117,715 square feet or 2.702 acres of land area, more or less.