

Legal Description

WHEREAS FIRST GLOBAL GROUP INC., a Texas corporation, is the owner of that certain 34,097 square foot lot, tract, or parcel of land lying and being situated in the City of Coppell, and the County of Dallas, Texas, in the McKinney and Williamson Survey, Abstract Number 1154, Dallas County, Texas, as conveyed to FIRST GLOBAL GROUP, INC., by Special Warranty Deed recorded under Dallas County Clerk's Instrument Number 201300259799, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), same being all of Mobil Site Plan Addition, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 84110 at Page 2834 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being also all of that certain called 8,161 square foot lot, tract or parcel of land as conveyed to FIRST GLOBAL GROUP, INC., in a Quit Claim Deed recorded under Dallas County Clerk's Instrument Number 201400310500, of the O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a Cut Cross ("X") found in a concrete sidewalk for the northwest corner of said Mobil Site Plan Addition, said Cut Cross ("X") being in the east right-of-way line of South Denton Tap Road, a variable width public right-of-way, same being also the most westerly southwest corner of Lot 1, Block A, of Chicken Express Addition, an addition to the City of Coppell as recorded in Dallas County Clerk's Instrument Number 20080385260 of the O.P.R.D.C.T.;

THENCE departing the east line of South Denton Tap Road, continuing with the north line of Mobil Site Plan Addition and a south line of Chicken Express Addition, North 89° 28' 49" East, a distance of 175.00 feet (Plat = South 89° 08' 00" East, 175.00 feet) to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for the northeast corner same being an inner ell corner in a west line of said Chicken Express Addition;

THENCE South 01° 12' 55" East, with the east line of Mobil Site Plan Addition and a west line of Chicken Express Addition, passing at a distance of 212.12 feet (Plat = South 00° 52' 00" West, 215.40 feet) a 5/8" iron rebar found at the former north right-of-way line of Belt Line Road, and continuing in all a total distance of 250.36 feet to a Cut Cross ("X") set in a concrete sidewalk for the southeast corner in the new north line of Belt Line Road, a variable width public right-of-way;

THENCE South 90° 00' 00" West, continuing with the new north line of Belt Line Road, a distance of 118.19 feet to a Cut Cross ("X") set in a concrete sidewalk for a corner clip being the most southwesterly corner in the south line of Belt Line Road and being also in the easterly line of South Denton Tap Road;

THENCE North 45° 19' 11" West, departing the new south line of Belt Line Road, continuing with the easterly line of South Denton Tap Road, a distance of 84.95 feet to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for corner;

THENCE North 00° 31' 11" West, (Plat = North 00° 52' 00" East), continuing with the east line of South Denton Tap Road, a distance of 188.99 feet to the PLACE OF BEGINNING containing 42, 258 square feet or 0.9701 acres of land.