

Legal Description

BEING a 111.29 acre tract of land situated in the John E. Holland Survey, Abstract Number 614, City of Coppell, Dallas County, Texas, being part of that tract of land described in Special Warranty Deed to William F. Callejo, Trustee, as recorded in Volume 80004, Page 1835 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land described in Correction Of Special Warranty Deed to Adelfa B. Callejo as recorded in Instrument Number 200900129629 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of that tract of land described in deed to State of Texas recorded in Instrument Number 201200052841 of the Official Public Records of Dallas County Texas, said point being on the southeast right-of-way line of State Highway 121 (variable width right-of-way) and on the south line of One Twenty One Business Park, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 99157, Page 27 of the Map Records of Dallas, County, Texas;

THENCE North 89 degrees 43 minutes 54 seconds East, with the north line of said Callejo tract and the south line of said One Twenty One Business Park, a distance of 662.16 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE North 89 degrees 43 minutes 54 seconds East, continuing with the north line of said Callejo tract and the south line of said One Twenty One Business Park, a distance of 1,663.96 feet to a point for corner on the west right-of-way line of Coppell Road (variable width right-of-way);

THENCE South 00 degrees 32 minutes 20 seconds East, with the west right-of-way line of said Coppell Road, a distance of 2,226.86 feet to a point for corner;

THENCE South 87 degrees 19 minutes 11 seconds West, departing said west right-of-way line of Coppell Road, a distance of 215.30 feet to a point for corner;

THENCE South 87 degrees 27 minutes 37 seconds West, a distance of 192.34 feet to a point for corner;

THENCE South 00 degrees 02 minutes 56 seconds West, a distance of 152.15 feet to a point for corner;

THENCE South 00 degrees 34 minutes 58 seconds West, a distance of 149.28 feet to a point for corner;

THENCE North 87 degrees 30 minutes 00 second East, a distance of 2.11 feet to a point for corner;

THENCE South 01 degree 25 minutes 32 seconds West, a distance of 222.87 feet to a point for corner on the north right-of-way line of Sandy Lake Road (variable width right-of-way);

THENCE South 88 degrees 57 minutes 39 seconds West, with the north right-of-way line of said Sandy Lake Road, a distance of 696.64 feet to a point for corner;

THENCE North 00 degrees 32 minutes 21 seconds West, continuing with said north right-of-way line of Sandy Lake Road, a distance of 25.00 feet to a point for corner;

THENCE South 89 degrees 59 minutes 50 seconds West, continuing with said north right-of-way line of Sandy Lake Road, a distance of 227.38 feet to a point for corner;

THENCE North 01 degree 09 minutes 07 seconds West, departing said north right-of-way line of Sandy Lake Road, a distance of 1,390.39 feet to a point for corner;

THENCE South 89 degrees 34 minutes 55 seconds West, a distance of 1,275.09 feet to a point for corner;

THENCE North 89 degrees 58 minutes 49 seconds West, a distance of 296.00 feet to a point for corner;

THENCE over and across said William F. Callejo tract and said Adelfa B. Callejo tract, the following bearings and distances:

North 42 degrees 25 minutes 25 seconds East, a distance of 979.30 feet to a point for corner;

North 56 degrees 59 minutes 50 seconds West, a distance of 139.74 feet to a point for the beginning of a non-tangent curve to the right with a radius of 1,261.50 feet, and a chord that bears North 52 degrees 07 minutes 24 seconds West, a distance of 183.19 feet;

Northwesterly, along said curve, through a central angle of 08 degrees 19 minutes 40 seconds, an arc distance of 183.35 feet to a point for corner;

North 43 degrees 04 minutes 04 seconds East, a distance of 137.02 feet to a point for the beginning of a non-tangent curve to the left with a radius

of 1,124.50 feet, and a chord that bears South 52 degrees 11 minutes 09 seconds East, a distance of 160.85 feet;

Southeasterly, along said curve, through a central angle of 08 degrees 12 minutes 09 seconds, an arc distance of 160.99 feet to the point of tangency;

South 56 degrees 17 minutes 14 seconds East, a distance of 89.18 feet to a point for the beginning of a tangent circular curve to the right with a radius of 310.50 feet, and a chord that bears South 50 degrees 40 minutes 19 seconds East, a distance of 60.76 feet;

Southeasterly, along said curve, through a central angle of 11 degrees 13 minutes 49 seconds, an arc distance of 60.86 feet to the point of reverse curvature of a tangent circular curve to the left with a radius of 589.50 feet, and a chord that bears South 45 degrees 31 minutes 56 seconds East, a distance of 9.78 feet;

Southeasterly, along said curve, through a central angle of 00 degrees 57 minutes 02 seconds, an arc distance of 9.78 feet to a point for corner;

North 42 degrees 25 minutes 25 seconds East, a distance of 745.49 feet to the POINT OF BEGINNING AND CONTAINING 111.29 acres of land (4,847,594 square feet), more or less.