

# LEGAL DESCRIPTION

WHEREAS, The CITY OF COPPELL, acting by and through the undersigned, their duly authorized representative, is the sole owner of a 2.027 acre (88,308 square feet) tract of land located in the J. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, described in a Special Warranty Deed recorded as Volume 99203, Page 3079 of the Deed Records of Dallas County, Texas.

BEING a 2.027 acre (88,308 square feet) tract of land comprised of all of Lot 2, Block 1 of COPPELL SERVICE CENTER ADDITION, an addition to the City of Coppell, Texas recorded as Instrument No. 201400050913 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at 1/2" iron rod with a plastic cap found for the southwest corner of said Lot 1R2, Block 1 of said Coppell Service Center Addition, said corner being in the north right of way line of Dallas Area Rapid Transit (a 100' wide right of way) and in the east right of way line of Coppell Road (a variable width right of way);

THENCE North 01° 48' 01" West, along the west line of said Lot 1R2, Block 1 of said Coppell Service Center Addition and the east right of way line of said Coppell Road, for a distance of 60.05 feet to a 1/2" iron rod with a plastic cap found for the POINT OF BEGINNING, said point being the southwest corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE North 01° 48' 01" West, along the west line of said Lot 2 and continuing along the east right of way line of said Coppell Road, for a distance of 298.59 feet to a 1/2" iron rod with a plastic cap found for corner, said corner being the northwest corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE North 88° 12' 01" East, departing the east right of way of said Coppell Road, along the common line of said Lot 1R2 and Lot 2, for a distance of 46.06 feet to a 1/2" iron rod with a plastic cap found for the beginning of a tangent curve to the left;

THENCE along said curve and along the common line of said Lot 1R2 and Lot 2, having a central angle of 12° 40' 48", a radius of 140.50 feet, a chord bearing and distance of North 81° 51' 37" East – 31.03 feet, and an arc distance of 31.09 feet to a 1/2" iron rod with a plastic cap found for a point of tangency and end of said curve;

THENCE North 75° 31' 12" East, along the common line of said Lot 1R2 and Lot 2, for a distance of 141.68 feet to a 1/2" iron rod with a plastic cap found for corner;

THENCE North 88° 12' 01" East, along the common line of said Lot 1R2 and Lot 2, for a distance of 69.85 feet to a 1/2" iron rod with a plastic cap found for corner, said corner being the northeast corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE South 01° 50' 07" East, along the common line of said Lot 1R2 and Lot 2, for a distance of 319.90 feet to 5/8" iron rod with pink plastic cap stamped "JQ DALLAS ENG" set for corner, said corner being the southeast corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE South 85° 32' 50" West, along the common line of said Lot 1R2 and Lot 2, for a distance of 285.47 feet to the POINT OF BEGINNING and containing 2.027 acres (88,308 square feet) of land, more or less.