

LEGAL DESCRIPTION

WHEREAS S&P WORLDWIDE, LLC, a Texas limited liability company, is the owner of Lot 9C1 and 9C2, Block A, Coppell Heights Addition, an addition to the City of Coppell, Dallas County, Texas, recorded in Dallas County Clerk's File No. 20070198380 of the of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), lying and being situated in the McKinney and Williamson Survey, Abstract Number 1154, Dallas County, Texas, as conveyed to S&P WORLDWIDE, LLC, by Special Warranty Deed recorded under Dallas County Clerk's Instrument Number 201000329127, of the O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8" Iron Rebar found for corner in the west line of Sanders Loop, a 60.00 feet wide public right-of-way at this point, same being a corner clip in the east line of said Sanders Loop;

THENCE South 00° 35' 58" East, (Plat = South 00° 49' 00" West) continuing with the east line of Lot 9C and the west line of Sanders Loop, a distance of 321.42 feet (Plat = 321.70 feet) to a 5/8" Iron Rebar with a plastic cap found for the southeast corner;

THENCE North 89° 41' 51" West, (Plat = North 88° 51' 00" West) departing the east line of Sanders Loop continuing with the south line of said Lot 9C, a distance of 479.87 feet (Plat = 480.00 feet) to a 5/8" Iron Rebar found for the southwest corner of Lot 9C in the east line of South Belt Line Road, a 120.00 feet wide public right-of-way at this point;

THENCE North 00° 35' 58" West, (Plat = North 00° 49' 00" East) continuing with the east line of South Belt Line Road, a distance of 163.17 feet (Plat = 163.73 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the most westerly northwest corner of Lot 9C;

THENCE North 89° 41' 51" East, (Plat = South 88° 51' 00" East) departing the east line of South Belt Line Road, continuing with the north line of Lot 9C, passing at a distance of 5.00 feet the present east line of South Belt Line Road, a 125.00 feet wide public right-of way at this point, same also being the southwest corner of Lot 9A of Coppell Heights Addition, an addition to the City of Coppell, Dallas County, Texas, recorded in Volume 85205 at Page 2124 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and passing at a distance of 175.35 feet (Plat = 178.46 feet) a 5/8" Iron Rebar with a red plastic cap found for the southeast corner of Lot 9A and the southwest corner of Lot 9B, Block A, of said Replat of Lots 9B and 9C of said Coppell Heights Addition, continuing in all a total distance of 287.35 feet (Plat = 292.46 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the southeast corner of Lot 9B and an inner ell corner of Lot 9C;

THENCE North 00° 35' 58" West, (Plat = North 00° 49' 00" East) continuing with the east line of Lot 9B and a west line of Lot 9C a distance of 188.47 feet (Plat = 188.47 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the most northerly northwest corner of Lot 9C and the northeast corner of Lot 9B in the south line of East Belt Line Road, a variable width public right-of-way at this point;

THENCE North 89° 41' 51" East, (Plat = South 88° 51' 00" East) continuing with the south line of East Belt Line Road, a distance of 157.54 feet (Plat = 154.74 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the northeast corner of Lot 9C in the south East Belt Line Road and in the west line of Sanders Loop;

THENCE South 45° 13' 34" East, (Plat = South 44° 01' 00" East) continuing with said corner clip a distance of 42.67 feet (Plat = 42.55 feet) to the PLACE OF BEGINNING containing 113, 186.79 square feet or 2.598 acres of land.