

Legal Description

PARENT TRACT DESCRIPTION

BEING a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327 and the S.A.&M.G.R.R. Survey, Abstract No. 1430 in the City of Coppell, Dallas County, Texas and also being part of a tract of land as described in deed from Good Financial Corp. to M. Douglas Adkins, Trustee, as recorded in Volume 76188, Page 2355 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point of intersection of the east line of Denton Tap Road (a variable width right-of-way) with the centerline of Denton Creek, said point also being the most southerly southwest corner of a tract of land as described by deed to Pure Ice and Cold Storage Co. and recorded in Volume 65694, Page 1496 of the Deed Records of Dallas County, Texas;

THENCE along the said centerline of Denton Creek, and the said South line of the Pure Ice and Cold Storage Co. tract the following courses and distances: N.79°07'25"E., 147.77 feet:

Thence N.18°31'25"E., 171.67 feet; Thence N.48°07'25"E., 160.00 feet;

Thence S.61°52'35"E., 185.00 feet; Thence S.85°52'35"E., 600.00 feet;

Thence N.88°07'25"E., 340.00 feet; Thence N.77°07'25"E., 300.00 feet;

Thence N.27°07'25"E., 380.00 feet; Thence N.72°07'25"E., 180.00 feet;

Thence S.55°52'35"E., 171.70 feet to a point for a corner; Thence leaving the said centerline of Denton Creek, and the south line of the Pure Ice and Cold Storage Co. tract,

S.00°52'35"E., 1437.15 feet to a point for corner in a curve running in a southwesterly direction and having a central angle of 13°19'34" a radius of 2200.00 feet and a tangent bearing of S.75°26'53"W.; Thence along said curve 511.69 feet to the end of said curve;

Thence N.27°52'41"W., 710.40 feet to a point for corner in a curve running in a southwesterly direction and having a central angle of 7°57'25" a radius of 3342.11 feet and a tangent bearing of S.73°49'41"W.; Thence along said curve 464.14 feet to the end of said curve;

Thence S.65°52'16"W., 885.24 feet to the beginning of a curve to the right having a central angle of 18°00'54" and a radius of 600.00 feet; Thence along said curve 188.65 feet to the end of said curve, same being on the said east line of Denton Tap Road; Thence along the said

east line of Denton Tap Road the following courses and distances; N.02°01'02"E., 388.26 feet to the beginning of a curve to the left having a central angle 02°53'00" and a radius of 5789.70 feet; Thence along said curve 291.36 feet to the end of said curve;

Thence N.00°51'58"W., 342.88 feet to the Point of Beginning and containing 53.398 acres of land.

(SPECIAL WARRANTY DEED RECORDED IN VOLUME 86051, PAGE 1829, DEED RECORDS OF DALLAS COUNTY, TEXAS.)

Exhibit "A" (1 of 4)

Legal Description

LESSEE'S LEASE SITE DESCRIPTION

A tract of land lying in and being a part of a 53.398 acre tract of land lying in the Clarinda Squires Survey, Abstract Number 1327, Dallas County, Texas, being further described in Volume 86051, Page 1829, Official Public Records of Dallas County, Texas; Said tract being more particularly described as follows:

Commencing at a Chiseled "X" found for the southwest corner of said 53.398 acre tract of land; Thence N 02°39'24" E on the West Parent Tract Boundary line, a distance of 388.26 feet to a point on said West line; Thence on a curve to the left with a chord bearing of N 01°32'48" E, a chord length of 224.35 feet, an arc length of 224.36 feet, and a radius of 5,789.70 feet; Thence N 89°50'04" E a distance of 212.40 feet to a Cut "X" set for the Southwest corner, on the East wall of an existing brick building, and being the Point of Beginning; Thence N 23°11'41" E a distance of 12.00 feet to a Cut "X" set for the Northwest corner and being on the East wall of an existing brick building; Thence S 66°48'19" E a distance of 16.00 feet to a 1/2" iron rod with cap set for the Northeast corner; Thence S 23°11'41" W a distance of 12.00 feet to a 1/2" iron rod set for the Southeast corner; Thence N 66°48'19" W a distance of 16.00 feet to the Point of Beginning, containing 192.00 square feet, or 0.004 acres, more or less.

LESSEE'S TOWER SITE DESCRIPTION

A tract of land lying in and being a part of a 53.398 acre tract of land lying in the Clarinda Squires Survey, Abstract Number 1327, Dallas County, Texas, being further described in Volume 86051, Page 1829, Official Public Records of Dallas County, Texas; Said tract being more particularly described as follows:

Commencing at a Chiseled "X" found for the southwest corner of said 53.398 acre tract of land; Thence N 02°39'24" E on the West Parent Tract Boundary line, a distance of 388.26 feet to a point on said West; Thence on a curve to the left with a radius of 5,789.70 feet, and a chord bearing of N 02°04'26" E, with a chord length of 117.79 feet, an arc length of 117.79 feet; Thence S 88°30'32" E a distance of 138.35 feet to a 1/2" iron rod with cap set for the Southwest corner, and being the Point of Beginning; Thence N 22°56'32" E a distance of 10.00 feet to a 1/2" iron rod with cap set for the Northwest corner; Thence S 67°03'28" E a distance of 10.00 feet to a 1/2" iron rod with cap set for the Northeast corner; Thence S 22°56'32" W a distance of 10.00 feet to a 1/2" iron rod with cap set for the Southeast corner; Thence N 67°03'28" W a distance of 10.00 feet to the Point of Beginning, containing 100.00 square feet, or 0.002 acres, more or less.

Legal Description

LESSEE'S ACCESS/UTILITY EASEMENT #1 DESCRIPTION

A 20.00 foot wide easement for ingress, egress and utility purposes crossing a part of a 53.398 acre tract of land lying in the Clarinda Squires Survey, Abstract Number 1327, Dallas County, Texas, being further described in Volume 86051, Page 1829, Official Public Records of Dallas County, Texas; Said easement being 10.00 feet on each side of the following described centerline:

Commencing at a Chiseled "X" found for the southwest corner of said 53.398 acre tract of land; Thence N 02°39'24" E on the West Parent Tract Boundary line, a distance of 388.26 feet to a point on said West line; Thence on a curve to the left with a radius of 5,789.70 feet, and a chord bearing of N 01°56'10" E with a chord length of 145.63 feet, an arc length of 145.64 feet to the Point of Beginning; Thence N 79°05'58" E a distance of 80.26 feet to a point for a corner; Thence N 23°03'11" E a distance of 162.91 feet to a point for a corner; Thence S 67°10'51" E a distance of 52.90 feet to the point of termination on the West side of an existing brick wall; Side line of said easement to be shortened or extended such as to begin on the East Public right-of-way line of N. Denton Tap Road, and terminate on the West side of an existing brick wall.

LESSEE'S ACCESS/UTILITY #2 EASEMENT DESCRIPTION

A 10.00 foot wide easement for ingress, egress and utility purposes crossing a part of a 53.398 acre tract of land lying in the Clarinda Squires Survey, Abstract Number 1327, Dallas County, Texas, being further described in Volume 86051, Page 1829, Official Public Records of Dallas County, Texas; Said easement being 5.00 feet on each side of the following described centerline:

Commencing at a Chiseled "X" found for the southwest corner of said 53.398 acre tract of land; Thence N 02°39'24" E on the West Parent Tract Boundary line, a distance of 388.26 feet to a point on said West line; Thence on a curve to the left a chord bearing of N 01°36'39" E, a chord length of 211.36 feet, an arc length of 211.37, and a radius of 5,789.70 feet to the Point of Beginning; Thence S 76°04'44" E a distance of 194.57 feet to the point of termination; Side line of said easement to be shortened or extended such as to begin on the East Public right-of-way line of N. Denton Tap Road, and terminate on the centerline of the 10.00 foot Lessee's Utility Easement.

Legal Description

LESSEE'S UTILITY EASEMENT DESCRIPTION

A 10.00 foot wide easement for utility purposes crossing a part of a 53.398 acre tract of land lying in the Clarinda Squires Survey, Abstract Number 1327, Dallas County, Texas, being further described in Volume 86051, Page 1829, Official Public Records of Dallas County, Texas; Said easement being 5.00 feet on each side of the following described centerline: Commencing at a Chiseled "X" found for the southwest corner of said 53.398 acre tract of land; Thence N 02°39'24" E on the West Parent Tract Boundary line, a distance of 388.26 feet to a point on said West line; Thence on a curve to the left with a chord bearing of N 02°02'19" E, a chord length of 124.94 feet, an arc length of 124.94 feet, and a radius of 5,789.70 feet to the Point of Beginning; Thence S 88°35'41" E a distance of 147.03 feet to a point for a corner; Thence N 45°04'18" E a distance of 68.69 feet to a point for a corner; Thence N 29°30'08" E a distance of 56.18 feet to the point of termination; Side line of said easement to be shortened or extended such as to begin on the North and East lines of the 0.002 acre Lessee's Tower Lease Site, and terminate on the South line of the 0.004 acre Lessee's Lease Site.