

**PROPERTY DESCRIPTION**

*BEING a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327 in the City of Coppell, Dallas County, Texas, and being part of that certain 10.1739 acre tract of land conveyed to SCI Denton Tap, LTD. as recorded in Volume 99106, Page 7729, Deed Records of Dallas County, Texas, and being more particularly described as follows:*

*COMMENCING at an x cut found in the west line of Denton Tap Road (100' right-of-way), said x cut also being the most northeasterly northeast corner of MAGNOLIA PARK as recorded in Volume 98145, Page 0506, Deed Records of Dallas County, Texas;*

*THENCE NORTH, along the west line of said Denton Tap Road, a distance of 160.00 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING;*

*THENCE WEST, departing the west line of said Denton Tap Road, a distance of 259.99 feet to a 1/2 inch iron rod found for corner situated in the inner east line of said MAGNOLIA PARK;*

*THENCE NORTH, along the inner east line of said MAGNOLIA PARK, a distance of 363.00 feet to a 5/8 inch iron rod set for corner;*

*THENCE EAST, departing the inner east line of said MAGNOLIA PARK, a distance of 259.99 feet to a an x cut set for corner situated in the west line of said Denton Tap Road;*

*THENCE SOUTH, along the west line of said Denton Tap Road, a distance of 363.00 feet to the POINT OF BEGINNING and containing an area of 94,376 square feet or 2.1665 acres of land.*

**EXHIBIT "A"**