

## LEGAL DESCRIPTION

*DESCRIPTION, of a 7.363 acre tract of land situated in the John Vest Survey, Abstract No. 1508, Dallas County, Texas; said tract being part of Lot 1, Block A, Duke-Freeport Addition, an addition to the City of Coppell, Texas according to the plat recorded in Volume 2001065, Page 37 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Texas Dugan Limited Partnership recorded in Volume 2000251, Page 2678 of said Deed Records; said 7.363 acre tract being more particularly described as follows:*

*BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the south end of a right-of-way corner clip located at the intersection of the north right-of-way line of Bethel Road (a variable width right-of-way) and the east right-of-way line of Freeport Parkway (a variable width right-of-way); said point being in the south line of said Lot 1 and the southeast corner of that certain tract of land described in Right of Way Deed to the City of Coppell recorded in Volume 2005159, Page 7129 of the Official Public Records of Dallas County, Texas;*

*THENCE, North 44 degrees, 29 minutes, 45 seconds West, departing the said north line of Bethel Road and the south line of said Lot 1, and along said corner clip and the northeast line of said City of Coppell tract, a distance of 41.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said east line of Freeport Parkway and the west line of said Lot 1;*

*THENCE, in a northerly direction, along the said east line of Freeport Parkway and the west line of said Lot 1, the following five (5) calls:*

*North 00 degrees, 30 minutes, 15 seconds East, a distance of 84.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;*

*Along said curve to the left, having a central angle of 12 degrees, 34 minutes, 41 seconds, a radius of 260.00 feet, a chord bearing and distance of North 05 degrees, 47 minutes, 06 seconds West, 56.96 feet, an arc distance of 57.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a reverse curve to the right;*

*Along said curve to the right, having a central angle of 12 degrees, 34 minutes, 41 seconds, a radius of 240.00 feet, a chord bearing and distance of North 05 degrees, 47 minutes, 06 seconds West, 52.58 feet, an arc distance of 52.69 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;*

*North 00 degrees, 30 minutes, 15 seconds East, a distance of 80.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;*

*Along said curve to the left, having a central angle of 15 degrees, 06 minutes, 10 seconds, a radius of 1,411.12 feet, a chord bearing and distance of North 07 degrees, 02 minutes, 50 seconds West, 370.89 feet, an arc distance of 371.96 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of Lot 4X, Block A, Duke-Freeport Addition, an addition to the City of Coppell, Texas according to the plat recorded in Volume 2001134, Page 74 of said Deed Records;*

*THENCE, South 89 degrees, 29 minutes, 45 seconds East, departing the said east line of Freeport Parkway and the west line of said Lot 1, and along the south line of said Lot 4X and into and across said Lot 1, a distance of 530.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in an east line of said Lot 1 and the west line of that certain tract of land described in Texas General Warranty Deed with Vendor's Lien to Brad and Cynthia Mary Linder recorded in Instrument No. 200900030547 of said Official Public Records; said point being the southernmost southeast corner of said Lot 4X;*

*THENCE, South 00 degrees, 39 minutes, 53 seconds West, along the said east line of Lot 1, along the said west line of the Linder tract, at a distance of 176.35 feet passing the southwest corner of said Linder tract and the northwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Antonio and Maria Hernandez recorded in Volume 2003052, Page 8812 of said Deed Records, continuing along the west line of said Hernandez tract, at a distance of 336.70 feet passing the southwest corner of said Hernandez tract and the northwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Miriam T. Hilsher recorded in Volume 97167, Page 314 of said Deed Records, continuing along the west line of said Hilsher tract, at a distance of 436.70 feet passing the southwest corner of said Hilsher tract and the northwest corner of that certain tract of land described in General Warranty Deed with Vendor's Lien to Larry and Susan Wangler recorded in Volume 2003180, Page 5303 of said Deed Records, and continuing along the west line of said Wangler tract, in all a total distance of 546.71 feet to a 1/2-inch iron rod with "A.HALFF" cap found for corner in the north line of that certain tract of land described in General Warranty Deed with Vendor's Lien to Gary Carter recorded in Volume 2003148, Page 9904 of said Deed Records; said point being the easternmost southeast corner of said Lot 1;*

*THENCE, North 89 degrees, 29 minutes, 47 seconds West, along a south line of said Lot 1 and the said north line of the Carter tract, a distance of 40.00 feet to a 1/2-inch iron rod with "A.HALFF" cap found for corner; said point being a reentrant corner of said Lot 1 and the northwest corner of said Carter tract;*

*THENCE, South 00 degrees, 39 minutes, 53 seconds West, along an east line of said Lot 1 and the west line of said Carter tract, a distance of 123.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said north line of Bethel Road; said point being the southernmost southeast corner of said Lot 1;*

*THENCE, North 89 degrees, 29 minutes, 45 seconds West, along the said north line of Bethel Road and a south line of said Lot 1, a distance of 398.75 feet to the POINT OF BEGINNING;*

*CONTAINING, 320,713 square feet or 7.363 acres of land, more or less.*