

LEGAL DESCRIPTION

BEING a tract of land situated in the George W. Jack Survey, Abstract No. 694 in the City of Coppel, Dallas County, Texas and being part of a tract of land as conveyed to Glen A. Hinckley and Joe C. Hinckley by deed recorded in Volume 73201, Page 1722 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point of intersection of the west line of Denton Tap Road (a variable width (right-of-way) with the south line of High School Access Road (a variable width right-of-way), as dedicated by the recorded plat of The Sonic Addition, an addition to the City of Coppel as recorded in Volume 94144, Page 2353 of the Deed Records of Dallas County, Texas;

THENCE S. $01^{\circ}13'37''$ E., 190.21 feet along the said west line of Denton Tap Road to a point for corner;

THENCE S. $88^{\circ}39'00''$ W., 995.50 feet leaving the said west line of Denton Tap Road, and passing at 705.39 feet the northeast corner of Lot 2 in Block "A" of Denton Tap Development, an addition to the City of Coppel as recorded in Volume 98118, Page 037 of the Deed Records of Dallas County, Texas, to the northwest corner of the said Denton Tap Development, said point also being on the east line of Shadydale Acres Addition, an addition to the City of Coppel as recorded in Volume 41, Page 71 of the said Deed Records;

THENCE N. $00^{\circ}22'16''$ W., 205.10 feet leaving the north line of said Denton Tap Development, and running along the east line of said Shadydale Acres Addition to a point for corner being on the said south line of High School Access Road;

THENCE along the said south line of High School Access Road the following courses and distances: N. $88^{\circ}17'45''$ E., 702.56 feet to a point for corner;

THENCE S. $01^{\circ}42'15''$ E., 6.00 feet to a point for corner;

THENCE N. $88^{\circ}17'45''$ E., 274.92 feet to a point for corner;

THENCE S. $46^{\circ}20'23''$ E., 21.08 feet continuing along the said south line of High School Access Road to the Point of Beginning and containing 4.707 acres of land.