

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 17.394 acre tract of land situated in the Cordella Bowen Survey, Abstract No. 56, and the Jefferson Tilley Survey, Abstract No. 1474, Dallas County, Texas; said tract being off of Lot 1, Block C of the Duke Lesley Addition Dividend Drive & Point West Boulevard, an addition to the City of Coppell, recorded in Instrument No. 2007xxx of the Deed Records of Dallas County, Texas; said tract being part of those tracts of land described as Tract 1 and Tract 2 in the Special Warranty Deed to Duke Realty Limited Partnership recorded in Instrument No. 200600301442 of said Deed Records; said 17.394 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch Iron rod with "DCA" cap found for corner, said point being at the intersection of the north right-of-way line of Interstate Highway No. 635 (a variable width right-of-way) and the west line of Beltline Road (a 120-foot wide right-of-way);

THENCE, North 71 degrees, 35 minutes, 05 seconds West, along the said north line of Interstate Highway No. 635, a distance of 1,193.46 feet to a 1/2-inch Iron rod with "Pacheco Koch" cap found for corner; said point being the south end of a corner-clip at the intersection of the said north line of Interstate Highway No. 635 with the east right-of-way line of Point West Boulevard (a proposed 50-foot wide right-of-way);

THENCE, North 26 degrees, 36 minutes, 59 seconds West, along said corner clip, a distance of 21.22 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the said east line of Point West Boulevard; said point being the beginning of a non-tangent curve to the left;

THENCE, along the said east line of Point West Boulevard, the following two (2) calls:

In a northerly direction, along said curve to the left, having a central angle of 17 degrees, 56 minutes, 13 seconds, a radius of 475.00 feet, a chord bearing and distance of North 08 degrees, 58 minutes, 06 seconds East, 148.10 feet, on arc distance of 148.70 feet to a point for the end of said curve;

Due North, a distance of 66.14 feet to a 1/2-inch Iron rod with "Pacheco Koch" cap found for corner; said point being the northerly northwest corner of said Lot 1 and the northeast corner of Lot 2, Block C of said Duke Lesley Addition;

THENCE, departing the said east line of Point West Boulevard, along the south and east line of said Lot 2, the following two (2) calls:

South 89 degrees, 57 minutes, 33 seconds East, a distance of 485.00 feet to a point for corner;

Due North, a distance of 448.00 feet to a point for corner; said point being the northerly northwest corner of said Lot 1 and the northeast corner of said Lot 2;

THENCE, South 89 degrees, 57 minutes, 33 seconds East, a distance of 634.52 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the said west line of Beltline Road;

THENCE, South 00 degrees, 02 minutes, 27 seconds West, along the said west line of Beltline Road, a distance of 1,055.62 feet to the POINT OF BEGINNING;

CONTAINING, 757,682 square feet or 17.394 acres of land, more or less.