

**LEGAL DESCRIPTION
TRACT ONE
1.558 ACRES**

BEING a tract of land located in the G.C. WOOLSEY SURVEY, ABSTRACT NO. 1792, City of Coppell, Dallas County, Texas and being all of Lot 6, Block D of VISTA RIDGE (THE PLAZA) LOTS 1BR – 8X, BLOCK D, an Addition to the City of Coppell, Dallas County, Texas according to the Plat thereof recorded in Cabinet W, Page 272, Plat Records, Denton County, Texas and Volume 2005094, page 76, Map Records, Dallas county, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped “CARTER & BURGESS” found in the North right-of-way line of State Highway No. 121, a variable width right-of-way, at the Southwest corner of said Lot 6 and the Southeast corner of Lot 1A, Block D of VISTA RIDGE, an Addition to the City of Coppell, Dallas County, Texas according to the Plat thereof recorded in Volume 2004238, Page 241, Map Records, Dallas County, Texas;

THENCE North 00 degrees 45 minutes 09 seconds East, leaving said North right-of-way line and along the common line of said Lot 6 and said Lot 1A, a distance of 215.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Northwest corner of said Lot 6 and the Southwest corner of Lot 5, Block D of said VISTA RIDGE (THE PLAZA) Addition recorded in Cabinet W, Page 272;

THENCE along the common line of said Lot 6 and Lot 5, the following three (3) courses and distances:

South 89 degrees 14 minutes 51 seconds East, a distance of 104.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 66 degrees 18 minutes 51 seconds East, a distance of 77.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 14 minutes 09 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 63 degrees 36 minutes 47 seconds, a radius of 86.00 feet and a chord bearing and distance of South 30 degrees 26 minutes 42 seconds East, 90.65 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 95.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a reverse curve to the right having a central angle of 63 degrees 00 minutes 57 seconds, a radius of 30.00 feet and a chord bearing and distance of South 30 degrees 44 minutes 37 seconds East, 31.36 feet;

THENCE Southeasterly, along said curve to the right, an arc distance of 32.99 feet to a

1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 00 degrees 45 minutes 51 seconds West, a distance of 143.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 35 degrees 50 minutes 36 seconds West, a distance of 38.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in said North right-of-way line at the beginning of a non-tangent curve to the right having a central angle of 05 degrees 45 minutes 18 seconds, a radius of 2,665.00 feet and a chord bearing and distance of North 82 degrees 35 minutes 23 seconds West, 267.57 feet;

THENCE Westerly, along said curve to the right, an arc distance of 267.69 feet to the **POINT OF BEGINNING** and containing 1.558 acres of land, more or less.