

LEGAL DESCRIPTION

Being a 8.221 acre tract of land situated in the Cordelia Bowen Survey, Abstract No. 56, in the City of Coppell, Dallas County, Texas; being part of those tracts of land described in a Special Warranty Deed as "Tract 1" and "Tract 2" to Duke Realty Limited Partnership recorded in Instrument No. 200600301442 of the Deed Records of Dallas County, Texas; said 8.221 acre tract being more particularly described as follows:

BEGINNING at a at a 1/2-inch iron rod with "Pacheco Koch" cap set at the northeast end of a corner-clip at the intersection of the east right-of-way line of Point West Boulevard (a 50-foot wide right-of-way) according to the plat of Lot 1, Block C, Duke Lesley Addition Dividend Drive and Point West Boulevard, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Instrument No. 20070240528 of said Deed Records with the south right of-way line of Dividend Drive (a 90-foot right-of-way); said point being the beginning of a curve to the left;

THENCE, along the said south line of Dividend Drive, the following three (3) calls:

In a easterly direction, along said curve, having a central angle of 31 degrees, 37 minutes, 32 seconds, a radius of 495.00 feet, a chord bearing and distance of North 73 degrees, 49 minutes, 52 seconds East, 269.77 feet, an arc distance of 273.22 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the beginning of a reverse curve to the right;

In a easterly direction, along said curve, having a central angle of 32 degrees, 01 minutes, 21 seconds, a radius of 405.00 feet, a chord bearing and distance of North 74 degrees, 01 minutes, 46 seconds East, 223.42 feet, an arc distance of 226.35 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve;

South 89 degrees, 57 minutes, 33 seconds East, a distance of 94.88 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the northwest corner of Lot 3R, Block C, Duke Lesley Addition, an addition to the City of Coppell, according to the Replat recorded in Instrument No. 200900210489 of said Deed Records;

THENCE, South 00 degrees, 02 minutes, 27 seconds West, departing the said south line of Dividend Drive and along the west line of said Lot 3R, a distance of 785.00 feet to a point for corner; said point being the southwest corner of said Lot 3R; said point also being in the north line of Lot 2R, Block C of Duke Lesley Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Instrument No. 201400082516 of said Deed Records;

THENCE, North 89 degrees, 57 minutes, 33 seconds West, along the said north line of Lot 2R, a distance of 241.37 feet to a 1/2-inch iron rod with "JDJR" cap found for corner;

THENCE, South 73 degrees, 49 minutes, 34 seconds West, continuing along the said north line of Lot 2R, a distance of 50.00 feet to a 1/2-inch iron rod with "JDJR" 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 four (4) calls:

In a northerly direction, along said curve, having a central angle of 28 degrees, 49 minutes, 34 seconds, a radius of 475.00 feet, a chord bearing and distance of North 30 degrees, 35 minutes, 13 seconds West, 236.47 feet, an arc distance of 238.98 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve;

North 45 degrees, 00 minutes, 00 seconds West, a distance of 69.44 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a curve to the right;

In a northerly direction, along said curve, having a central angle of 45 degrees, 02 minutes, 27 seconds, a radius of 425.00 feet, a chord bearing and distance of North 22 degrees, 28 minutes, 47 seconds West, 325.56 feet, an arc distance of 334.10 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the end of said curve;

North 00 degrees, 02 minutes, 27 seconds East, a distance of 93.74 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the southwest end of said corner-clip at the intersection of the said east line of Point West Boulevard with the said south line of Dividend Drive;

THENCE, North 45 degrees, 01 minutes, 05 seconds East, along said corner-clip, a distance of 21.22 feet to the POINT of BEGINNING and containing 358,124 square feet or 8.221 acres of computed land.