

**LEGAL DESCRIPTION**  
**6.127 ACRES**

**BEING** a tract of land situated in the CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327, City of Coppell, Dallas and Denton County, Texas and being part of that tract of land described in Deed to Jerald L. Saunders, Trustee, as recorded in Document No. 201200068694, Deed 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 "CROSSWAY" found in the north line of State Highway No. 121, a variable width right-of-way, for the southwest corner of Lot 5R, Block A of NORTH GATEWAY PLAZA, an Addition to the City of Coppell, Dallas County, Texas according to the Plat thereof recorded in Document No. 201100023079, Map Records, Dallas County, Texas;

**THENCE** North 65 degrees 10 minutes 04 seconds West, with said north line, a distance of 538.14 feet to a point for corner;

**THENCE** North 60 degrees 25 minutes 48 seconds West, continuing with said north line, a distance of 66.31 feet to a 5/8 inch iron rod with a yellow plastic cap found for the southeast corner of that tract of land described in Deed to John L. Holt, Jr., Trustee, as recorded in Document No. 201200160297, Deed Records, Dallas County, Texas;

**THENCE** North 23 degrees 26 minutes 03 seconds East, leaving said north line and with the east line of said John L. Holt, Jr., Trustee tract, a distance of 328.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "BHP INC" found in the south line of COPPELL GREENS PHASE 1, an Addition to the City of Coppell, Denton County, Texas according to the Plat thereof recorded in Cabinet P, Page 160, Plat Records, Denton County, Texas for the northeast corner of said John L. Holt, Jr., Trustee tract;

**THENCE** North 89 degrees 56 minutes 51 seconds East, leaving said east line and with said south line, a distance of 426.70 feet to a point for the southeast corner of said COPPELL GREENS PHASE 1 Addition, from which point a 1/2 inch iron rod found bears North 49 degrees 22 minutes 31 seconds West, 0.36 feet;

**THENCE** North 24 degrees 04 minutes 25 seconds East, with the east line of said COPPELL GREENS PHASE 1 Addition, a distance of 77.09 feet to a 1/2 inch iron rod found for the southwest corner of Lot 9, Block A of NORTH GATEWAY PLAZA, an Addition to the City of Coppell, Denton County, Texas according to the Plat thereof recorded in Document No. 2009-145, Plat Records, Denton County, Texas;

**THENCE** North 89 degrees 44 minutes 17 seconds East, leaving said east line and with the south line of said Lot 9, a distance of 91.09 feet to an “X” set in concrete for corner;

**THENCE** South 27 degrees 56 minutes 29 seconds West, leaving said south line, a distance of 84.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

**THENCE** South 00 degrees 17 minutes 47 seconds East, a distance of 337.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the most westerly southwest corner of Lot 6, Block A of NORTH GATEWAY PLAZA, an Addition to the City of Coppell, Dallas County, Texas according to the Plat thereof recorded in Document No. 201200055495, Map Records, Dallas County, Texas;

**THENCE** South 64 degrees 46 minutes 05 seconds East, with the south line of said Lot 6, a distance of 4.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the common northwest corner of the above mentioned Lot 5R and most southerly southwest corner of said Lot 6;

**THENCE** South 24 degrees 49 minutes 28 seconds West, leaving said south line and with the west line of said Lot 5R, a distance of 239.00 feet to the **POINT OF BEGINNING** and containing 6.127 acres of land, more or less.