

LEGAL DESCRIPTION

3.148 Acres

John F. Vest Survey, Abstract No. 1508

City of Coppell

Dallas County, Texas

SITUATED in the City of Coppell, in the John F. Vest Survey, Abstract No. 1508 of Dallas, County, Texas and being the remainder of that certain called 4.426 acre tract of land described in a Special Warranty Deed to SUNRISE PROPERTIES, LLC, recorded in Instrument No. 200600407381, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and said remainder tract being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set at the intersection of the north line of said Sunrise tract and the new east right-of-way line of Freeport Parkway (a variable width right-of-way) as described in a Right-of-way Deed from Sunrise Properties, LLC to the City of Coppell, recorded in Instrument No. 201200143819, O.P.R.D.C.T. and said point also being on the south line of that certain tract of land described in a deed to Joe Charles Hardman, recorded in Instrument No. 20070363271, O.P.R.D.C.T.;

THENCE: North 89 deg. 17 min. 08 sec. East, along the common line of said Sunrise and Hardman tracts, a distance of 242.36 feet to a 1/2 inch iron rod found for the southeast corner of said Hardman tract and same being on the west line of that certain called 1.00 acre tract of land described in a deed from Sunrise Properties, LLC to Marshall and Kristine Sorokwasz, recorded in Instrument No. 200900214045;

THENCE: South 00 deg. 25 min. 52 sec. East, along the west line of said Sorokwasz tract, a distance of 168.78 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Sorokwasz tract;

THENCE: North 89 deg. 24 min. 44 sec. East, along the south line of said Sorokwasz tract, a distance of 123.75 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said Sorokwasz tract, on the original east line of said Sunrise tract and same being on the west line of Oakbend Addition, an addition to the City of Coppell, according to the plat thereof, recorded in Volume 91059, Page 1427, Plat Record, Dallas County, Texas;

THENCE: South 00 deg. 05 min. 51 sec. East, along the common line of said Sunrise tract and Oakbend Addition, a distance of 322.82 feet to a point for corner in the center of a Cottonwood Branch and same being the northeast corner of that certain called 0.8931 acre tract of land described in a deed to Mary Twell, recorded in Instrument No. 201200104979, O.P.R.D.C.T.;

THENCE: North 79 deg. 41 min. 13 sec. West, along the center of said creek, with the common line of said Sunrise and Twell tracts, a distance of 189.00 feet to a point for corner;

THENCE: North 54 deg. 10 min. 52 sec. West, continuing along the center of said creek and said common line, a distance of 220.82 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this tract, on the east right-of-way line of the above described Freeport Parkway;

THENCE: North 00 deg. 24 min. 34 sec. West, along the east right-of-way line of said Freeport Parkway, a distance of 227.15 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the left, having a radius of 8,055.00 feet, a central angle of 0 deg. 41 min. 26 sec. and a chord that bears North 00 deg. 45 min. 17 sec. West - 97.10 feet;

THENCE: Continuing along the east right-of-way line of said Freeport Parkway and with said curve to the left, an arc distance of 97.10 feet to the POINT OF BEGINNING and containing 137,139 square feet or 3.148 acres of land.