

Legal Description

BEING A 1.652 Acre tract of land and being a portion of LOT 1, BLOCK G, according to the plat OLD TOWN ADDITION as recorded in County Clerk's File No. 201100074924, Official Public Records, Dallas County, Texas and also being all of LOT 2RX, BLOCK G, according to the plat OLD TOWN ADDITION, as recorded in County Clerk's File No. 201200115939, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the most southeasterly corner of said Lot 1, Block G, said point also being the north line of Burns Street (A 60' right-of-way) and also being in the westerly line of South Coppell Road (A variable width right-of-way);

THENCE South 85 deg. 29 min. 33 sec. West along the northerly right-of-way line of said Burns Street, a distance of 426.61 feet to a 1/2-inch iron rod set for corner;

THENCE departing the north line of said Burns Street North 01 deg. 47 min. 53 sec. West, a distance of 286.15 feet to a 1/2-inch iron rod found for corner in the northerly line of said Lot 1, Block G;

THENCE North 88 deg. 12 min. 07 sec. East along the northerly line of said Lot 2RX a distance of 7.00 feet to a 1/2-inch iron rod found for corner, said point being the most northeasterly corner of said Lot 2RX;

THENCE South 01 deg. 47 min. 53 sec. East along the easterly line of said Lot 2RX a distance of 106.00 feet to a 1/2-inch iron rod found for corner;

THENCE North 88 deg. 12 min. 07 sec. East along the northerly line of said Lot 2RX a distance of 357.81 feet to a 1/2-inch iron rod set for corner, said point also being the beginning of a curve to the right have a central angle of 63 deg. 14 min. 26 sec., a radius of 19.00 feet, a chord bearing of South 60 deg. 10 min. 40 sec. East and a chord length of 19.92 feet;

THENCE along said curve to the right an arc length of 20.97 feet to a 1/2-inch iron rod set for corner, said corner being the beginning of a curve to the left having a central angle of 42 deg. 30 min. 12 sec., a radius of 21.00 feet, a chord bearing of South 49 deg. 48 min. 33 sec. East and a chord length of 15.22 feet;

THENCE along said curve to the left an arc length of 15.58 feet to a 1/2-inch iron rod set for corner, said point being the most northeasterly corner of said LOT 2RX;

THENCE South 01 deg. 47 min. 53 sec. East along the easterly line of said LOT 2RX a distance of 9.35 feet to a 1/2-inch iron rod set for corner;

THENCE North 88 deg. 12 min. 07 sec. East along the northerly line of said Lot 1, Block G, a distance of 32.45 feet to a 1/2-inch iron rod found for corner, said point also being in the westerly line of said South Coppell Road;

THENCE South 02 deg. 03 min. 27 sec. East along the easterly line of said Lot 1, Block G and the westerly line of said South Coppel Road a distance of 130.01 feet to the POINT OF BEGINNING;

Containing a computed area of 71,943 square feet or 1.652 acres or land, more or less.