

LEGAL DESCRIPTION

BEING a tract of land situated in the Cordelia Bowen Survey, Abstract No. 56, also being situated in Lot 1, Block C, Duke Lesley Addition Dividend Drive & Point West Boulevard, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070240528, Official Public Records, Dallas County, Texas, and being out of and a portion of that certain tract of land conveyed to Frisco 5 Ventures, LP, by Special Warranty Deed dated July 30, 2007, and recorded Instrument No. 20070290188, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found with cap for the southeast corner of said Lot 1, Block C, same being at the intersection of the north right-of-way line of Interstate Highway No. 635 with the east right-of-way line of Beltline Road (120' right-of-way);

THENCE along the north right-of-way line of Interstate Highway No. 635, same being the south line of said Lot 1, Block C, North 71 degrees 35 minutes 05 seconds West, a distance of 346.40 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the north right-of-way line of Interstate Highway No. 635, North 71 degrees 35 minutes 05 seconds West, a distance of 446.85 feet to a Point;

THENCE through the interior of said Lot 1, Block C, the following three (3) courses:

1. North 18 degrees 24 minutes 55 seconds East, a distance of 280.00 feet to a Point;
2. South 71 degrees 35 minutes 05 seconds East, a distance of 446.85 feet to a Point;
3. South 18 degrees 24 minutes 55 seconds West, a distance of 280.00 feet to the POINT OF BEGINNING hereof and containing 2.8723 acres or 125,118 square feet of land, more or less.