

Legal Description

WHEREAS, SFPLP Holdings Management, LLC, is the owner of 11.724 acres of land situated in the Heirs of Joel Wilson Survey, Abstract Number 1555 and the James A Simmons Survey, Abstract Number 1296, City of Coppell, Dallas County, Texas, said tract including all of Lot 1 of Gateway Business Park No. 2, an addition to the City of Coppell, Dallas County, Texas, recorded in Volume 98043, Page 1, Deed Records Dallas County, Texas (D.R.D.C.T.), and being all of that 1.407 acre tract of land described in Special Warranty Deed to SFPLP Holdings Management LLC, recorded in Instrument Number 201200037650, Official Public Records Dallas County, Texas (O.P.R.D.C.T.) and all Tract 1, a 4.73 acre tract and Tract 2, a 5.58 acre tract described in Special Warranty Deed to SFPLP Holdings Management, LLC, recorded in Instrument Number 201200031715, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") found for the intersection of the south right-of-way line of Fritz Drive (a 57.50 foot wide right-of-way) and the west right-of-way line of Freeport Parkway (a 80 foot wide right-of-way), being the northeast corner of said 1.407 acre SFPLP tract;

THENCE South 00 degrees 15 minutes 48 seconds East, along the west right-of-way line of said Freeport Parkway, a distance of 5.89 feet to a 1/2-inch iron rod with cap found for the point of curvature of a circular curve to the left having a radius of 306.59 feet and whose chord bears South 18 degrees 43 minutes 49 seconds East, a distance of 194.20 feet;

THENCE Southerly, continuing along said west right-of-way line and along said curve, through a central angle of 36 degrees 55 minutes 40 seconds, an arc distance of 197.60 feet to "X" cut found corner;

THENCE South 37 degrees 11 seconds 30 minutes East, continuing along said right-of-way line line, a distance of 254.86 feet to a "X" cut found for the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said Gateway Business Park No. 2;

THENCE departing said west right-of-way line and along the common south line of said Lot 1 and the north line of said Lot 2 the following bearings and distances;

South 54 degrees 27 minutes 44 seconds West, a distance of 77.68 feet to a 1/2-inch iron rod with cap found for the point of curvature of a tangent circular curve to the right having a radius of 793.80 feet and whose chord bears South 70 degrees 28 minutes 37 seconds West, a distance of 437.99 feet;

Southwesterly, along said curve, through a central angle of 32 degrees 01 minute 45 seconds, an arc distance of 443.75 feet to a 1/2-inch iron rod found for corner;

South 86 degrees 29 minutes 30 seconds West, a distance of 90.29 feet to a 1/2-inch iron rod found for the point of curvature of a circular curve to the left having a radius of 507.08 feet and whose chord bears South 68 degrees 55 minutes 43 seconds West, a distance of 306.19 feet;

Southwesterly, along said curve, through a central angle of 35 degrees 08 minutes 43 seconds, an arc distance of 311.04 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 1 and the northwest corner of said Lot 2 and being on the east right-of-way line of IH 635 (Lyndon B Johnson Freeway a variable width right-of-way);

THENCE North 38 degrees 39 minutes 21 seconds West, along the common west line of said Lot 1 and the said east right-of-way line of IH 635, a distance of 106.86 feet to a point for corner;

THENCE North 49 degrees 11 minutes 41 seconds West, continuing along said common line, a distance of 76.37 feet to a 1/2-inch iron rod found with cap for the northwest corner of said Lot 1 and the southwest corner of said 5.58 acre, also being the south corner of Lot 1, Block 1 of Gateway Business Park (IAAM Headquarters), an addition to the City of Coppell, recorded in Volume 99172, Page 16, D.R.D.C.T.;

THENCE North 00 degrees 18 minutes 16 seconds West, departing said common line and along the common west line of said 5.58 acre and east line of said Lot 1, Block 1, a distance of 576.39 feet to a 1/2-inch iron rod with cap found for the northwest corner of said 5.58 acre and the northeast corner of said Lot 1, Block 1, and being on the south right-of-way line of said Fritz Drive;

THENCE North 89 degrees 41 minutes 14 seconds East, departing said common line and along said south right-of-way line of Fritz Drive, a distance of 552.48 feet to a 1/2-inch iron rod with cap found for the northeast corner of said 5.58 acre tract;

THENCE South 00 degrees 39 minutes 34 seconds West, departing said common line and along the east line of said 5.58 acre, a distance of 13.76 feet to a 1/2-inch iron rod with cap found for the northwest corner of said SFPLP 1.407 acre tract;

THENCE North 89 degrees 44 minutes 14 seconds East, along the common north line of said 1.407 acre tract and the said south right-of-way line of Fritz Drive, a distance of 210.72 feet to the POINT OF BEGINNING AND CONTAINING 510,705 square feet or 11.724 acres of land, more or less.