

PROPERTY DESCRIPTION  
(7.0000 ACRES)

BEING a tract of land situated in the J. Parish Survey, Abstract No. 1139, and the S.A. and M. G.R.R. Survey, Abstract No. 1442, City of Coppell, Dallas County, Texas and being a portion of that certain 16.741 acre tract conveyed to Vista Partners by instrument of record in Volume 93184, Page 4526 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the Southeast corner of said 16.741 acre tract from which a 1/2" iron rod found bears North 00 degrees 07 minutes 27 seconds East, 0.58 feet;

THENCE along the south line of said 16.741 acre tract of land South 89 degrees 05 minutes 58 seconds West a distance of 947.66 feet to a 1/2" iron rod found for an interior southeast corner of that certain 12.978 acre tract (Tract I-D) conveyed to RPG Estates, Ltd. by instrument recorded in Volume 92818, Page 573 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said Tract I-D and said 16.741 acre tract the following two (2) courses and distances:

- (1) North 00 degrees 02 minutes 48 seconds East a distance of 210.00 feet to 1/2" iron rod found;
- (2) South 89 degrees 05 minutes 58 seconds West a distance of 112.56 feet along a partially down fence to a 1/2" iron rod found in the East right-of-way line of MacArthur Boulevard 100 foot right-of-way;

THENCE North 00 degrees 54 minutes 02 seconds West, along said East right-of-way line of MacArthur Boulevard a distance of 12.76 feet to a 1/2" iron rod found for a point of curvature;

THENCE continuing along said East right-of-way line 196.84 feet along the arc of a tangent curve to the right, having a radius of 1100.00 feet, a central angle of 10 degrees 15 minutes 11 seconds, and a chord bearing and distance of North 04 degrees 13 minutes 33 seconds East, 196.58 feet to a 1/2" iron rod set for the POINT OF BEGINNING;

THENCE continuing 351.11 feet along the arc of said tangent curve to the right having a radius of 1100.00 feet, a central angle of 18 degrees 17 minutes 18 seconds, and a chord bearing and distance of North 18 degrees 29 minutes 48 seconds East, 349.62 feet to a 1/2" iron rod found for the point of tangency;

THENCE continuing along said East right-of-way line North 27 degrees 38 minutes 27 seconds East, a distance of 98.89 feet to a 1/2" iron rod found for the northwest corner of the aforementioned 16.741 acre tract, and the southwest corner of that certain 10.000 acre tract of land conveyed to Carrollton-Farmer's Branch Independent School District by instrument of record in Volume 89075, Page 274 of the Deed Records of Dallas County, Texas;

THENCE along the south line of said 10.000 acre tract the following three (3) courses and distances:

- (1) Departing the aforementioned East right-of-way line of MacArthur Boulevard South 62 degrees 21 minutes 33 seconds East, a distance of 199.54 feet to a 1/2" iron rod set for a point of curvature;
- (2) 117.69 feet along the arc of a tangent curve to the left, having a radius of 245.06 feet, a central angle of 27 degrees 31 minutes 00 seconds, and a chord bearing and distance of South 76 degrees 07 minutes 03 seconds East, 116.56 feet to a 1/2" iron rod found for the point of tangency;
- (3) South 89 degrees 52 minutes 33 seconds East, 277.03 feet to a 1/2" iron rod set;

THENCE departing the South line of said 10.000 acre tract South 00 degrees 07 minutes 27 seconds West, a distance of 444.07 feet to a 1/2" iron rod set;

THENCE North 89 degrees 52 minutes 33 seconds West, a distance of 277.03 feet to a 1/2" iron rod set for the point of curvature for a curve to the right;

THENCE 330.96 feet along the arc of said tangent curve to the right, having a radius of 689.13 feet, a central angle of 27 degrees 31 minutes 00 seconds, and a long chord bearing and distance of North 76 degrees 07 minutes 03 seconds West, 327.79 feet to a 1/2" iron rod set;

THENCE North 62 degrees 21 minutes 33 seconds West, a distance of 143.98 feet to the POINT OF BEGINNING, and containing in all 7.0000 acres (304,920 Square feet) of land area contained within these metes and bounds.

EXHIBIT "A"