

Legal Description

WHEREAS The Northpoint Hotel Group, LLC are the owners of all that certain lot, tract or parcel of land situated in the J. Gibson Survey, Abstract Number 1716, City of Coppell, Dallas County, Texas, and being all of called 4.846 acre tract of land described to Northpoint Hotel Group, LLC, by deed recorded in Document Number 201600131125, Official Public Records, Dallas County, Texas, and being a portion of Lot 1R, Block 1, Northpoint Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map or plat thereof recorded under Document Number 20080234110, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the southeast corner of said Lot 1R, being the northeast corner of Lot 2, Block 1, Fellowship of Las Colinas Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 99028, Page 27 of the Map Records of Dallas County, Texas, and being in the west line of Lot 1R2, Block 1, Freeport North, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded under Document Number 200600303588, Official Public Records of Dallas County, Texas;

THENCE North 89 degrees 45 minutes 17 seconds West, with the south line of said Lot 1R and the north line of said Lot 2, a distance of 350.01 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

THENCE North 00 degrees 14 minutes 35 seconds West, over, on and across said Lot 1R, a distance of 626.63 feet to a ½ inch iron rod with a yellow cap stamped (ASC) set for corner;

THENCE North 24 degrees 03 minutes 33 seconds East, a distance of 25.88 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the south line of Northpoint Drive (a variable width right-of-way), and being at the beginning of a non-tangent curve to the left having a radius of 845.00 feet, a central angle of 23 degrees 43 minutes 55 seconds, a chord bearing and distance of South 77 degrees 48 minutes 24 seconds East, 347.50 feet;

THENCE in a southeasterly direction, with the curving south right-of-way line of said Northpoint Drive an arc length of 350.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, same being northeast corner of said Lot 1R, and the northwest corner of Lot 1R1, Block 1 of said Freeport North;

THENCE South 00 degrees 14 minutes 35 seconds East, with the east line of said Northpoint Addition and the west line of said Freeport North, a distance of 578.36 feet to the **POINT OF BEGINNING**, and containing 4.846 acres of land or 211,081 square feet of land, more or less, and being subject to any and all easements that may affect.