

## **LEGAL DESCRIPTION FOR LOT 2, BLOCK A OF PECAN CREEK ADDITION**

Being all of Lot 2, in Block A of PECAN CREEK ADDITION, an Addition to the City of Coppell, Dallas County, Texas, according to the plat thereof filed 10/11/2007, recorded in cc# 20070367017, Real Property Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rod found at the intersection of the East Line of Denton Tap Road (100 foot R.O.W) with the Northwesterly line of a former St. Louis & Southwestern Railroad (100 foot R.O.W), now a part of the Dallas Area Rapid Transit (DART) system;

THENCE North 00° 55' 53" East, along the said East line of Denton Tap Road, a distance of 481.41 feet to a "X" Cut, found in concrete drive approach, said point also being the most Southwesterly corner of Lot 1, Block A of said Pecan Creek Addition;

THENCE South 89° 04' 08" East, departing the said East line of Denton Tap Road, and along common line of said Lot 1 and 2, a distance of 247.26 feet to a 1/2 iron rod found for corner.

THENCE South 00° 55' 52" West, a distance of 248.42 feet to a point in a small unnamed creek for corner.

THENCE South 03° 15' 39" East, continuing along the bottom of said small creek for a distance of 39.40 feet, to a point for corner, said point being in the Westerly line of Block B of Creek View Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 88116, Page 3069, Deed Records, Dallas County, Texas;

THENCE in the Southerly direction and along the said bottom line of the small creek and said West line of Block B of Creek View Addition as follows:

South 43° 01' 10" West, a distance of 26.29 feet to a point for corner;

South 12° 45' 27" West, a distance of 54.94 feet to a point for corner;

South 18° 37' 05" East, a distance of 34.54 feet to a point for corner;

South 19° 42' 56" West, a distance of 29.70 feet to a point for corner in the Northwesterly line of said DART right-of-way, said point being the most Southwesterly corner of said Block B of Creek View Addition;

THENCE South 75° 57' 00" West, along said DART right-of-way, for a distance of 231.11 feet, to the POINT OF BEGINNING and containing 108,577 square feet or 2.4926 acres of land more or less.