

STATE OF TEXAS  
COUNTY OF DALLAS  
CITY OF COPPELL

BEING a tract of land in the SINGLETON THOMPSON SURVEY, Abstract No. 1493 and being a portion of Pad B and all of Pads C and D of REPLAT OF VALLEY RANCH PLAZA, Pads B through I, as recorded in Volume 89090, Page 2937 of the Deed Records of Dallas County, Texas (DRDCT) and all of Pads E and F of a REPLAT A REPLAT OF VALLEY RANCH PLAZA, Pages E through G as recorded in Volume 92126, Page 3239 (DRDCT) and all of a tract of land called Valley Ranch, Tract A as recorded in Volume 88035, Page 1680 (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the westerly line of MacARTHUR BOULEVARD (a 100 foot right-of-way) and the southerly line of BELT LINE ROAD (a 120 foot right-of-way);

THENCE South 00°10'00" West, along the westerly line of said MacARTHUR BOULEVARD, a distance of 480.26 feet to an "X" in concrete found;

THENCE North 89°50'00" West, leaving the westerly line of said MacARTHUR BOULEVARD, a distance of 199.74 feet to a 1/2 inch iron rod found;

THENCE South 72°08'42" West, a distance of 129.22 feet to a 5/8 inch iron rod found;

THENCE North 89°50'00" West, a distance of 77.38 feet to a 5/8 inch iron rod found;

THENCE North 00°10'00" East, a distance of 451.67 feet to a 5/8 inch iron rod found;

THENCE North 00°01'27" East, a distance of 97.43 feet to a 1/2 inch iron rod found in the southerly line of said BELT LINE ROAD;

THENCE South 85°42'35" East, along the southerly line of the said BELT LINE ROAD, a distance of 36.10 feet to a point;

THENCE South 00°01'27" West, a distance of 33.04 feet to a point;

THENCE South 25°04'15" West, a distance of 28.35 feet to a point;

THENCE South 00°01'27" West, a distance of 36.05 feet to a point;

THENCE South 00°10'00" West, a distance of 91.06 feet to a point for the beginning of a curve to the left having a radius of 30.00 feet, a chord bearing South 44°50'00" East, and a chord distance of 42.43 feet;

THENCE along said curve to the left through a central angle of 90°00'00" an arc length of 47.12 feet to a point;

THENCE South 89°50'00" East, a distance of 101.51 feet to a point;

THENCE North 54°40'57" East, a distance of 54.96 feet to a point;

THENCE North 00°10'00" East, a distance of 81.86 feet to a point for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing North 44°50'00" West, and a chord distance of 28.28 feet;

THENCE along said curve to the left through a central angle of 90°00'00" an arc length of 31.42 feet to a point;

THENCE North 89°50'00" West, a distance of 5.00 feet to a point;

THENCE North 00°10'00" East, a distance of 72.04 feet to a point in the southerly line of said BELT LINE ROAD;

THENCE South 85°42'35" East, along the southerly line of the said BELT LINE ROAD, a distance of 225.32 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.895 acres or 169,674 square feet more or less.

EXHIBIT "A"