

# Legal Description

WHEREAS, COPPELL INDEPENDENT SCHOOL DISTRICT is the owner of a tract of land situated in the James Parrish Survey, Abstract No. 1139, City of Coppel, Dallas County, Texas, and being part of a tract of land conveyed to B.E. Lesley J.B. Lesley and wife, Hattie May Lesley, as recorded in Volume 3222 at Page 103 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of Northlake Woodlands East Phase I, an addition to the City of Coppel, as recorded in Volume 82116, Page 1956 of the Dallas County Map Records, said point also being on the West line of Woodridge - Section Two, an addition to the City of Coppel, Dallas County, Texas an iron stake for corner;

THENCE South 00°01'01" East, leaving said corner of Northlake Woodlands East Phase I and proceeding along said West line of Woodridge - Section Two, a distance of 7.97 feet to an iron stake for corner,

THENCE South 89°15'23" East, leaving said West line and proceeding along the South line of Woodridge - Section Two, a distance of 946.98 feet to an iron stake for corner;

Thence South 00°53'07" West, leaving said South line, and proceeding along the West line of Woodridge - Section Three, a distance of 879.89 feet to an iron stake for corner;

THENCE South 01°08'37" West 150.00 feet to an iron rod found in the North right-of-way line of Falcon Lane (60 foot width); said iron rod being the beginning of a curve to the left having a central angle of 39°42'33" and a radius of 1170.0 feet, with a radius point bearing South 01°08'36" West,

THENCE Southwesterly with said curve a distance of 810.88 feet to an iron rod being the intersection of the North right-of-way line of Falcon Lane and the East right-of-way line of Mockingbird Lane (60 foot width);

THENCE with the East right-of-way line of Mockingbird Lane as follows:

North 37°48'55" West 355.77 feet to a curve to the right with a central angle of 58°22'54", a radius of 772.42 feet, a tangent of 431.53 feet;

Northwesterly with said curve an arc distance of 787.06 feet to a point of tangency, said point being a point of curve to the left with a central angle of 20°35'00", a radius of 605.00 feet, a tangent of 109.86 feet;

Northerly with said curve an arc distance of 217.34 feet to an iron rod set for a point of transition;

North 09°28'45" West 60.83 feet to an iron rod set for corner;

THENCE along said South line of Northlake Woodlands East Phase I as follows:

North 00°01'01" West 6.52 feet to an iron rod set for corner;

North 89°58'59" East 125.00 feet to the Point of Beginning, containing in all 27.89 acres of land, more or less.