

## PROPERTY DESCRIPTION

**BEING** a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327, in the City of Coppell, Dallas County, Texas, being that same tract of land described to SUHA Ventures, LLC, by deed recorded in Instrument No. 201400237070 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506):

**BEGINNING** at a 1/2 inch rebar found for the North corner of Lot 1, Block A of Community Credit Union Addition, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002160, Page 21 of the Deed Records of Dallas County, Texas, same being the East corner of the herein described tract, and lying on the Southwest right-of-way line of State Highway 121 (variable width right-of-way);

**THENCE** South 24 Degrees 47 Minutes 23 Seconds West, departing the Southwest right-of-way line of said State Highway 121, with the Northwest line of said Lot 1, a distance of 250.00 feet to a 1/2 inch rebar found for the West corner of said Lot 1, same being the South corner of the herein described tract, and lying on the Northeast right-of-way line of a 15 foot alley dedicated by Magnolia Park, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 98145, Page 506 of the Deed Records of Dallas County, Texas;

**THENCE** North 65 Degrees 12 Minutes 37 Seconds West, with the Northeast right-of-way line of said alley, and with the Northeast line of said Magnolia Park, a distance of 882.97 feet to a 1/2 inch rebar found for corner at the beginning of a tangent curve to the right, having a central angle of 68 Degrees 10 Minutes 51 Seconds, a radius of 40.00 feet, and a chord bearing and distance of North 31 Degrees 07 Minutes 09 Seconds West, 44.84 feet;

**THENCE**, in a northwesterly direction, continuing with the Northeast right-of-way line of said alley, and with the Northeast line of said Magnolia Park, and along said tangent curve to the right, an arc length of 47.60 feet to a 1/2 inch rebar found for corner at the beginning of a continuation curve to the right, having a central angle of 21 Degrees 49 Minutes 19 Seconds, a radius of 530.00 feet, and a chord bearing and distance of North 13 Degrees 52 Minutes 43 Seconds East, 200.64 feet;

**THENCE**, in a northeasterly direction, with the Southeast right-of-way line of said alley, and along said continuation curve to the right, an arc length of 201.86 feet to a point for corner, from which a 1/2 inch rebar found for reference bears South 54 Degrees 34 Minutes 10 Seconds East, a distance of 0.26 feet;

**THENCE** North 24 Degrees 47 Minutes 23 Seconds East, continuing with the Southeast right-of-way line of said alley, a distance of 27.85 feet to an "X" found on concrete for the northernmost East corner of said Magnolia Park, same being the Northwest corner of the herein described tract, and lying on the Southwest right-of-way line of said State Highway 121;

**THENCE** South 65 Degrees 12 Minutes 37 Seconds East, with the Southwest right-of-way line of said State Highway 121, a distance of 958.08 feet to the **POINT OF BEGINNING** and containing 235,852 square feet or 5.414 acres of land, more or less.