

PROPERTY DESCRIPTION

BEING a tract of land situated in the J. Gibson Survey, Abstract No. 1716, in the City of Coppell, Dallas County, Texas, being a portion of Lot 1R, Block 1 of North Point Addition, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20080234110, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being that same tract of land conveyed to Northpoint Hotel Group, LLC by deed recorded in Instrument No. 201800167641, O.P.R.D.C.T., together with all of Lot 1R2, Block 1 of North Point Addition, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201800169671, O.P.R.D.C.T., and being all together more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch rebar with a cap stamped "ASC" found for the Northwest corner of said Lot 1R2, same being the Northeast corner of said Lot 1R, and lying on the South right-of-way line of Northpoint Drive (variable width right-of-way), at the beginning of a non-tangent curve to the left, having a central angle of 18 Degrees 52 Minutes 26 Seconds, a radius of 845.00 feet and a chord bearing and distance of South 75 Degrees 22 Minutes 40 Seconds East, 277.10 feet;

THENCE, in an easterly direction, with the South right-of-way line of said Northpoint Drive, along said non-tangent curve to the left, an arc length of 278.35 feet to a 1/2-inch rebar with a cap stamped "ASC" found for the Northeast corner of said Lot 1R2, same being the northernmost Northwest corner of Lot 1R3, Block 1 of said second-referenced North Point Addition;

THENCE South 00 Degrees 14 Minutes 35 Seconds East, departing the South right-of-way line of said Northpoint Drive, with the common line between said Lots 1R2 and 1R3, a distance of 29.93 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner at the beginning of a curve to the left, having a central angle of 44 Degrees 06 Minutes 20 Seconds, a radius of 43.50 feet, and a chord bearing and distance of South 22 Degrees 17 Minutes 45 Seconds East, 32.67 feet;

THENCE, in a southerly direction, continuing with said common line, along said curve to the left, an arc length of 33.49 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner at the beginning of a reverse curve to the right, having a central angle of 44 Degrees 16 Minutes 39 Seconds, a radius of 61.50 feet and a chord bearing and distance of South 22 Degrees 10 Minutes 28 Seconds East, 46.35 feet;

THENCE, in a southerly direction, continuing with said common line, along said reverse curve to the right, an arc length of 47.53 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner;

THENCE South 00 Degrees 00 Minutes 00 Seconds East, continuing with said common line, a distance of 172.76 feet to a 1/2-inch rebar with a cap stamped "ASC" found for the Southeast corner of said Lot 1R2, same being and interior "ell" corner of said Lot 1R3;

THENCE North 90 Degrees 00 Minutes 00 Seconds West, with the South line of said Lot 1R2, passing a 1/2-inch rebar with a cap stamped "ASC" found for the Southwest corner of said Lot 1R2, same being the westernmost Northwest corner of said Lot 1R3, and on the East line of said Lot 1R, at a distance of 307.32 feet and continuing through said Lot 1R for a total distance of 367.27 feet to a point for corner;

THENCE North 00 Degrees 00 Minutes 00 Seconds East, continuing through said Lot 1R, a distance of 296.40 feet to a point for corner;

THENCE North 90 Degrees 00 Minutes 00 Seconds East, continuing through said Lot 1R, a distance of 58.70 feet to a point for corner lying on the West line of said Lot 1R2, and on the East line of said Lot 1R;

THENCE North 00 Degrees 14 Minutes 34 Seconds West, with the West line of said Lot 1R2, a distance of 25.76 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner;

THENCE North 24 Degrees 03 Minutes 33 Seconds East, continuing with the West line of said Lot 1R2, a distance of 25.88 feet to the **POINT OF BEGINNING** and containing 108,470 square feet or 2.490 acres of land, more or less.