

Legal Description

WHEREAS, THE CITY OF COPPELL, TEXAS, acting by and through the undersigned their duly authorized representative, is the owner of a 3.044 acre (132,617 square feet) tract of land situated in James A. Simmons Survey, Abstract No. 1296, Dallas County, Texas; said tract being part Lot 1, Block J, of the proposed Old Town Main (Main Street) Phase IV addition, an addition proposed (unrecorded replat) to the City of Coppell; said tract of land also being all of Lot 1R, Block G, Replat Old Town Addition, Lots 1R & 14R-25R and Lot 1X, Block G, being a Replat of Lot 1, Block G, Old Town Addition and Lot 2RX, Block G, Old Town Addition to the City of Coppell, Texas, according to the replat recorded in Instrument No. 201700034075 of the Official Public Records of Dallas County, Texas; said 3.044 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the southwest corner of said Lot 1R; said point being at the intersection of the north right-of-way line of Burns Street (a 60-foot wide right-of-way) and the east right-of-way line of Hammond Street (a 60-foot wide right-of-way);

THENCE, North 00 degrees, 30 minutes, 09 seconds West, along the said east line of Hammond Street and the west line of said Lot 1R, a distance of 316.88 feet to a "+" cut in concrete set for the northwest corner of said Lot 1R; said point being at the intersection of the south right-of-way line of Travis Street (a 81-foot wide right-of-way) and the said east right-of-way line of Hammond Street (a 60-foot wide right-of-way);

THENCE, North 88 degrees, 13 minutes, 39 seconds East, along the south line of said Travis Street and the north line of said Lot 1R a distance of 429.32 feet to a "+" cut in concrete set for the northeast corner of said Lot 1R; said point being the northwest corner of an alley dedicated in Replat of Old Town Addition Lots 1R-32R, Block F, Lots 2R-13R, Block G, and Lot 2RX, Block G, an addition to the City of Coppell, Texas, according to the replat recorded in Instrument No. 201200115939 of said Official Public Records;

THENCE, South 01 degrees, 46 minutes, 21 seconds East, along the east line of said Lot 1R, the west line of said alley, and the west line of said Lot 1X, a distance of 296.15 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the southeast corner of said Lot 1R; said point being at the southwest corner of a street right-of-way dedicated in said Replat in Instrument No. 201700034075 and being in the north line of said Burns Street;

THENCE, South 85 degrees, 35 minutes, 05 seconds West, along the south line of said Lot 1R and the north line of said Burns Street, a distance of 436.83 feet to the POINT OF BEGINNING;

CONTAINING: 132,617 square feet or 3.044 acres, more or less.