

Legal Description

Being a 3.02 acre tract of land situated in the Cordelia Bowen Survey, Abstract No. 56, in the City of Coppell, Dallas County, Texas; being a part of that certain 8.221 acre tract of land described in a Special Warranty Deed to Trophy Lodging LTD by deed in Instrument No. 201500272307, Official Public Records of Dallas County, Texas; said 3.02 acre tract being more particularly described as follows:

COMMENCING at a 5/8 Inch iron rod with "JDJR" cap found at the southwest corner of said Trophy Lodging LTD tract, said point being the northwest corner of Lot 2R, Block C, Duke Lesley Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document No. 201400082516, Official Public Records, Dallas County, Texas. same point being in the east line of Point West Boulevard (a 50.0 foot wide right of way), said point being the southwest corner of Lot 4, Block C, Duke Lesley Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document No. 201600339775, Official Public Records, Dallas County, Texas, said point also being the beginning of a non-tangent curve to the left, having a radius of 475.00 feet, delta angle of 28 degrees 49 minutes 34 seconds, and a chord bearing and distance of North 30 degrees 35 minutes 13 seconds West. 236.47 feet.

THENCE in a northwesterly direction along said curve to the left and along the east line of said Point West Boulevard, an arc distance of 238.98 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found for corner:

THENCE North 45 degrees 00 minutes 00 seconds West, continuing along the east line of said Point West Boulevard, a distance of 69.44 feet to a 1/2 Inch Iron rod with "Pacheco Koch" cap found for corner, said point also being the beginning of a curve to the right having a radius of 425.00 feet, a delta angle of 11 degrees 33 minutes 16 seconds, and a chord bearing and distance of North 39 degrees 13 minutes 22 seconds West, 85.56 feet

THENCE in a northwesterly direction along said curve to the right and along the east line of said Point West Boulevard, an arc distance of 85.71 feet to a 1/2 inch iron rod set for corner, said point being the **POINT of BEGINNING**, same point being the southwest corner of said 3.02 acre tract of land being described, same point being the southwest corner of said 3.02 acre tract of land being described, said point also being the beginning of a curve to the right having a radius of 425.00 feet, a delta angle of 33 degrees 29 minutes 11 seconds, and a chord bearing and distance of North 16 degrees 42 minutes 08 seconds West. 244.87 feet

THENCE in a northwesterly direction along said curve to the right and along the east line of said Point West Boulevard, an arc distance of 248.39 feet to a 1/2 Inch Iron rod with "Pacheco Koch" cap found for corner;

THENCE North 89 degrees 57 minutes 33 seconds West a distance of 583.68 feet; point being the northeast corner of said 3.02 acre tract of land being described, same point being along the shared property line of Lot 3R, Block C of Duke Lesley Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document No. 200900210489, Official Public Records, Dallas County Texas;

THENCE South 00 degrees 02 minutes 27 seconds West, along the common line of said 3.02 acre tract of land being described and said Lot 3R, Block C, a distance of 234.49 feet to a 1/2 Inch Iron rod set for corner, said point being the southeast corner of said 3.02 acre tract of land being described, same point being the northeast corner of said Lot 4, Block C;

THENCE North 89 degrees 57 minutes 33 seconds West, continuing along the common line of said Lot 4, Block C and said 3.02 acre tract of land being described, a distance of 513.14 feet to the POINT of BEGINNING and containing 131,549.66 square feet or 3.02 acres of computed land.

Exhibit "A"