

## LEGAL DESCRIPTION

Whereas **VARNELL HOLDINGS, LLC, a Texas limited liability company** is the owner of all that certain 1.494 acre tract or parcel of land situated in the Weston Perry Survey, Abstract No. 1152, Dallas County, Texas, and being a part of a called 38.1 acre tract of land as described in Volume 3840, Page 185, of the Deed Records of Dallas County, Texas, being part of that tract of land described in Deed to Pearl C. Harrington as recorded in Volume 97200, Page 1054, Deed Records, Dallas County, Texas, and also being all of that 1.494 acre tract of land described in a deed to VARNELL HOLDINGS LLC, a Texas limited liability company as recorded in under Document No. 201200295159, Real Property Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 2" iron pipe found for the Southwest corner of said 1.494 acre tract, same corner being an ell corner in the East line of Trinity Shores Addition, an addition to the City of Coppell as recorded in Volume 2002083, Page 28, Plat Records, Dallas County, Texas;

THENCE North 04 degrees 22 minutes 53 seconds West along the East line of said Trinity Shores Addition, passing at a distance of 396.99 feet the Northeast corner of said Trinity Shores Addition, and continuing in all a total distance of 408.94 feet (deed calls 415 feet) to a 1/2" iron rod with red cap stamped "4597" set for the Northwest corner of the tract described herein, said 1/2" iron rod also being in the South line of Sandy Lake Road (variable width right-of-way) as described in the Right-of-Way Deed to the City of Coppell as recorded in Volume 97076, Page 2747, Real Property Records, Dallas County, Texas, said 1/2" iron rod also being the beginning of a curve to the left having a radius of 2545.00 feet and a chord bearing and distance of North 85 degrees 20 minutes 45 seconds East, 42.47 feet;

THENCE with said curve through a central angle of 0 degrees 57 minutes 22 seconds, an arc length of 42.47 feet to a steel/iron spike found for corner in the South line of said Right-of-Way Deed on the South line of Sandy Lake Road;

THENCE continuing along the South line of said Right-of-Way Deed and the South line of Sandy Lake Road the following bearings and distances:

THENCE South 05 degrees 47 minutes 10 seconds East a distance of 15.00 feet to a cut "X" found for corner;

THENCE North 84 degrees 06 minutes 06 seconds East a distance of 8.00 feet to a steel/iron spike found for corner ;

THENCE North 05 degrees 39 minutes 24 seconds West a distance of 14.92 feet to a steel/iron spike found for corner at the bottom of a concrete retaining wall and being the beginning of a curve to the left having a radius of 2545.00 feet and a chord bearing and distance of North 84 degrees 02 minutes 15 seconds East, 57.71 feet;

THENCE with said curve through a central angle of 1 degree 17 minutes 57 seconds, an arc length of 57.71 feet to a steel/iron spike found for corner at the bottom of said concrete retaining wall;

THENCE North 84 degrees 04 minutes 04 seconds East a distance of 14.14 feet to a steel/iron spike found for corner at the bottom of said concrete retaining wall;

THENCE South 07 degrees 02 minutes 13 seconds East a distance of 18.78 feet to a steel/iron spike found for corner;

THENCE North 82 degrees 57 minutes 47 seconds East a distance of 7.00 feet to a steel/iron spike found for corner;

THENCE North 07 degrees 02 minutes 13 seconds West a distance of 4.00 feet to a steel/iron spike found for corner;

THENCE North 82 degrees 57 minutes 47 seconds East a distance of 12.09 feet to a 1/2" iron rod with red cap stamped "4597" set for the Northeast corner of the tract described herein, 1/2" iron rod being in the South line of said Right-of-Way Deed and the South line of Sandy Lake Road and also being in the West line of a called 3.9 acre tract of land conveyed to the City of Dallas as recorded in Volume 540, Page 21, Deed Records, Dallas County, Texas;

THENCE South 08 degrees 21 minutes 49 seconds East along said West line of said 3.9 acre tract a distance of 419.00 feet to a 1/2" iron rod with yellow cap stamped "2437" found for the Southeast corner of the tract described herein, said 1/2" iron rod also being a northeasterly corner of said Trinity Shores Addition;

THENCE North 87 degrees 30 minutes 44 seconds West (basis of bearing from Trinity Shores Addition as recorded in Volume 2002083, Page 28, Plat Records, Dallas County, Texas) along a northerly line of said Trinity Shores Addition a distance of 172.42 feet (deed calls 170 feet) to the POINT OF BEGINNING and containing 65,062 square feet or 1.494 acres of land, more or less.

EXHIBIT "A"