

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BLMA, LTD., is the owner of two tracts of land situated in the SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493, City of Coppell, Dallas County, Texas and being all of Tract A-R of the Replat of Valley Ranch Plaza, an addition to the City of Coppell, Dallas County, Texas according to the replat recorded in Volume 97135, Page 2395, Deed Records, Dallas County, Texas, and also being all of a tract of land as described in deed to BLMA, Ltd., recorded in Volume 2002185, Page 4070, Deed Records, Dallas County, Texas, and all of a tract of land as described in deed to Phase II BLMA, Ltd., recorded in Volume 2003013, Page 10603, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found at the Northwest end of a corner clip at the intersection of the Westerly of MacArthur Boulevard (variable width right-of-way) and the Southerly line of Belt Line Road (variable width right-of-way);

THENCE South 42 deg 12 min 57 sec East, along said corner clip, a distance of 35.73 feet to a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found for corner, said iron rod being the Southeast end of said corner clip on the Westerly right-of-way of said MacArthur Boulevard;

THENCE along the Westerly right-of-way of said MacArthur Boulevard, the following courses and distances:

South 00 deg 22 min 58 sec East, a distance of 71.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 08 deg 37 min 29 sec West, a distance of 73.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 22 min 58 sec East, a distance of 21.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 89 deg 37 min 02 sec East, a distance of 11.46 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 22 min 58 sec East, a distance of 58.69 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 240.00 feet, a central angle of 12 deg 01 min 58 sec, a chord bearing of South 05 deg 38 min 29 sec West and a chord length of 50.31 feet;

Along said curve to the right, an arc distance of 50.40 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 260.00 feet, a central angle of 12 deg 02 min 26 sec, a chord bearing of South 05 deg 38 min 15 sec West and a chord length of 54.54 feet;

Along said curve to the left, an arc distance of 54.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 22 min 58 sec East, a distance of 118.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said Tract A-R;

THENCE North 89 deg 37 min 02 sec West, departing the Westerly right-of-way of said MacArthur Boulevard and along the Southerly line of said Tract A-R, a distance of 188.74 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 71 deg 35 min 43 sec West, continuing along said South line, a distance of 129.22 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 89 deg 37 min 02 sec West, continuing along said South line, a distance of 77.38 feet to a 1/2-inch iron rod found for corner, said iron rod being the Southwest corner of said Tract A-R and being situated in the East line of a tract of land as described in deed to Belmont Landing of Coppell HOA, Inc., recorded in Instrument No. 201500039206, Official Public Records, Dallas County, Texas;

THENCE North 00 deg 22 min 58 sec West, along the East line of said Belmont Landing of Coppell HOA, Inc. tract and the West line of said Tract A-R, a distance of 451.67 feet to a point for corner from which an "X" cut in concrete found bears North 42 deg 51 min 29 sec East, a distance of 0.45 feet;

THENCE North 00 deg 31 min 31 sec West, continuing along the East line of said Belmont Landing of Coppell HOA, Inc. tract and the West line of said Tract A-R, a distance of 97.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South right-of-way of said Belt Line Road and being the Northwest corner of said Tract A-R and the Northeast corner of said Belmont Landing of Coppell HOA, Inc. tract;

THENCE along the South right-of-way of said Belt Line Road, the following courses and distances:

South 86 deg 15 min 33 sec East, a distance of 229.64 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the left having a radius of 260.00 feet, a central angle of 08 deg 58 min 43 sec, a chord bearing of South 82 deg 25 min 58 sec East and a chord length of 40.70 feet;

Along said curve to the left, an arc distance of 40.74 feet to a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found for corner;

South 86 deg 55 min 20 sec East, a distance of 64.34 feet to a 1/2-inch iron rod with plastic cap stamped "SPRY 5647" found for corner and the beginning of a curve to the right having a radius of 139.50 feet, a central angle of 18 deg 05 min 54 sec, a chord bearing of South 77 deg 52 min 23 sec East and a chord length of 43.88 feet;

THENCE continuing along the South right-of-way of said Belt Line Road and said curve to the right, an arc distance of 44.06 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.591 acres or 199,997 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of October, 2020, utilizing a G.P.S. bearing related to the City of Coppell Monument No. 7 and Benchmark No. 19.