

21169

SURVEYOR'S LEGAL DESCRIPTION

Located in the City of Lewisville, County of Denton, and the State of Texas;

Being all of Lots 3B and 3C, Block D of Lakepointe Phase III, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 197, Plat Records, Denton County, Texas.

BEGINNING at an iron nail in "X" in concrete found at the most easterly corner of said Lot 3B, the same being the northwesterly right of way of Hebron Parkway (variable width public right of way);

THENCE along said Northeasterly right of way of Hebron Parkway the following five (5) courses and distances;

1. South $62^{\circ}39'53''$ West, a distance of 156.03 feet to a drill hole set in concrete;
2. 170.39 feet along the arc of a curve to the left, said curve having a radius of 1160.00 feet, with an interior angle of $8^{\circ}24'57''$, being subtended by a chord bearing South $58^{\circ}27'25''$ West, a chord distance of 170.23 feet to a $\frac{1}{2}$ " iron rod found;
3. 44.20 feet along the arc of a curve to the right, said curve having a radius of 250.00 feet, with an interior angle of $10^{\circ}07'51''$, being subtended by a chord bearing South $59^{\circ}18'52''$ West, a chord distance of 44.15 feet to a $\frac{1}{2}$ " iron rod found;
4. 68.09 feet along the arc of a curve to the left, said curve having a radius of 250.00 feet, with an interior angle of $15^{\circ}36'17''$, being subtended by a chord bearing South $56^{\circ}34'40''$ West, a chord distance of 67.88 feet to a $\frac{1}{2}$ " iron rod found;
5. South $48^{\circ}46'31''$ West, a distance of 135.71 feet to an X found in concrete at the easternmost side of a cut-back corner at the intersection of the Northwesterly right of way of said Hebron Parkway and the Northeasterly right of way of Lakepointe Drive (114' public right of way);

THENCE along said cut-back corner, North $86^{\circ}13'30''$ West, a distance of 28.28 feet to a $\frac{1}{2}$ " iron rod found;

THENCE along the Northeasterly right of Lakepointe Drive, North $41^{\circ}13'29''$ West, a distance of 292.67 feet to an X found in concrete at the southernmost corner of Lot 3A in said Lakepointe Phase III Addition;

THENCE North $48^{\circ}46'31''$ East, a distance of 619.84 feet to $\frac{5}{8}$ " capped rebar to be set at the Northernmost corner of said Lot 3B;

THENCE along the Northeasterly line of said Lot 3B the following two courses and distances;

1. 16.35 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, with an interior angle of $3^{\circ}07'23''$, being subtended by a chord bearing South $37^{\circ}47'11''$ East, a chord distance of 16.35 feet to a $\frac{5}{8}$ " capped rebar to be set;
2. South $36^{\circ}13'29''$ East, a distance of 381.17 feet to the POINT OF BEGINNING.

Containing 4.7134 acres (205,316 square feet) of land, more or less.