

Property Description

BEGINNING at a point for corner, being in the northwesterly line of Valley Ridge Boulevard, same being the most westerly corner of said Lot 5, said corner also being the most southerly corner of lot 6, Block B, of said **VALLEY RIDGE BUSINESS PARK EAST**, from which a 5/8" iron rod found bears, North 47°47'19" West, a distance of 0.67';

THENCE along said Valley Ridge Boulevard, the following two courses and distances:

1. South 48°08'48" West, a distance of 217.09' to a point for corner, from which an "X" found in concrete bears, North 75°50'13" West, a distance of 0.42', said point for corner, being at the beginning of a curve to the right, having a radius of 955.00', a central angle of 17°21'52", and a chord which bears, South 56°49'44" West, a chord distance of 288.32';

2. Thence along said curve to the right, in a southwesterly direction, an arc length of 289.43' to a 5/8" iron rod found in concrete, being at the most easterly northeast corner of Part 1 (called 7.5028 Acres), described in deed to the State of Texas, recorded in Volume 2741, Page 296, D.R.D.C.T., same being at the beginning of a compound curve to the right, having a radius of 947.50', a central angle of 09°40'26", and a chord which bears, South 72°27'19" West, a chord distance of 159.79';

THENCE in a southwesterly direction, along said compound curve to the right, an arc length 159.97' to a 5/8" iron rod found in concrete;

THENCE continuing along said 7.5028 acre tract, the following (4) four courses and distances:

1. North 56°20'06" West, a distance of 159.17' to a point for corner, from which a brass TxDot monument found bears, South 88°58'52" West, a distance of 0.30';
2. North 14°27'35" West, a distance of 59.15' to a brass TxDot monument found for corner;
3. North 45°30'28" West, a distance of 100.00' to a brass TxDot monument found for corner;
4. North 76°33'22" West, a distance of 100.00' to a brass TxDot monument found for corner;

THENCE South 72°20'37" West, passing the most northerly northwest corner of said 7.5028 acre tract, at a distance of 34.35', and continuing along the northwesterly line of a called 0.2984 acre tract, to the State of Texas, as recorded in Volume 2656, Page 286, D.R.D.C.T., a total distance of 405.02' to an "X" found in concrete found for the southeasterly end of a corner clip;

THENCE North 59°54'53" West, along said corner clip, a distance of 80.18' to a point for corner, being in the northeasterly monumented line of Interstate Highway 35-E;

THENCE North 17°31'56" West, along the northeasterly monumented line of Interstate Highway 35-E, a distance of 514.42' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for corner, being the most westerly corner of Lot 1, Block A, same being the southwesterly corner of Lot 2, Block A, of **INTERSTATE THIRTY-FIVE NORTH ADDITION**, an addition to the City of Lewisville, as recorded in Cabinet C, Page 79, M.R.D.C.T., same also being the most southerly end of a called 0.0393 acre tract, described in deed to the State of Texas, as recorded under Instrument No. 2014-36369, of the Official Records, Denton County, Texas (O.R.D.C.T.);

THENCE North 72°28'48" East, along the common line between said Lot 1 and Lot 2, same being partially along the southeasterly line of said 0.0393 acre tract, a distance of 608.48' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set, being the most northerly corner of said Lot 1, same being the southeasterly corner of said Lot 2, same also being in a westerly line of Lot 4, Block B, of said **VALLEY RIDGE BUSINESS PARK EAST**;

THENCE South 00°15'30" West, along the common line between said Lot 1 and said Lot 4, a distance of 238.96' to a mag nail set for corner, being the northwesterly corner of said Lot 5, same being an "ell" corner of said Lot 4;

THENCE South 89°44'30" East, along the common line between said Lot 5 and said Lot 4, a distance of 556.78' to a point for corner, being at the beginning of a curve to the right, having a radius of 300.00', a central angle of 47°53'16", and a chord which bears, South 65°47'52" East, a chord distance of 243.51';

THENCE along said curve to the right, in a southeasterly direction, an arc length 250.74' to a point for corner, being in the southwesterly line of the aforementioned Lot 6;

THENCE South 41°51'12" East, along the common line between said Lot 5 and Lot 6, a distance of 185.03' to the **POINT OF BEGINNING** and containing 672,051 square feet or 15.428 acres of land, more or less.