

LEGAL DESCRIPTION
0.242 ACRES

BEING all that certain lot, tract or parcel of land, situated in the L. N. Sparks Survey, Abstract Number 1214, City of Lewisville, Denton County, Texas, and being that portion of Old Main Street (no record found), and being more particularly described as follows:

BEGINNING at a 1/2" rebar found, at the northwest corner of a certain tract of land, described by deed to George M. Green, recorded in Document Number 2006-81034, Deed Records, Denton County, Texas, same being in the south line of said old road bed of East Main Street;

THENCE N 00°22'52" E, crossing said old road bed of East Main Street, a distance of 23.06 feet to a 5/8" rebar found at the southwest corner of a certain tract of land, described as Tract II by deed to CB Green Investments, LLC< recorded in Document Number 2019-78988, and corrected in Document Number 2021-104041, Deed Records, Denton County, Texas, and being in the north line of said old road bed of East Main Street;

THENCE S 76°37'51" E, with the south line of said Tract II, and the north line of said old road bed of East Main Street, a distance of 351.72 feet to a "+" found in concrete at the southeast corner of said Tract II, same being the north intersection of said old road bed of East Main Street and Valley Ridge Boulevard (called 100' right-of-way);

THENCE southeasterly, with the west line of said Valley Ridge Boulevard, crossing said old road bed of East Main Street, with the arc of a curve to the left, having a radius of 1450.00 feet, a central angle of 1°26'42", and an arc length of 36.57 feet, whose chord bears S 34°31'25" E, 36.57 feet to a "+" set in concrete at the south intersection of said old road bed of East Main Street and Valley Ridge Boulevard;

THENCE N 76°19'50" W, with the south line if said old road bed of East Main Street, a distance of 111.19 feet to a PK Nail set in asphalt;

THENCE S 02°23'00" W, a distance of 15.85 feet to a 1/2" rebar found at the northeast corner of said Green tract, and being in the south line of said old road bed of East Main Street;

THENCE N 72°57'38" W, with the north line of said Green tract, same being the south line of said old road bed of East Main Street, a distance of 266.05 feet to the **POINT OF BEGINNING** and containing approximately 0.242 acres of land.

