

Legal description:

**BEING a 3.024 acre tract of land situated in the E. Aday Survey, Abstract Number 11, City of Lewisville, Denton County, Texas, and being a portion of a tract of land described by deed to Robert Kiregsies et al, recorded in Volume 539, Page 323, Deed Records, Denton County, Texas (D.R.D.C.T.), and being all of those tracts of land described by deeds to Robert Kiregsies et al, recorded in Volume 540, Page 410, D.R.D.C.T. and Volume 619, Page 43, D.R.D.C.T., and being that same tract of land conveyed by deed to W.G. Fipps and Melva Fipps, recorded in Volume 370, Page 456, D.R.D.C.T., and being more particularly described as follows:**

**BEGINNING at a 1/2 inch iron rod with blue cap stamped "Old Town Surveying" (OTS) set for the northwest corner of the herein described tract, same point being the southwest corner of a tract of land described by deed to Active Organics, Inc., recorded under Document Number 2012-147800, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being in the east right-of-way line of Yates Street, a variable width right-of-way;**

**THENCE North 89 degrees 14 minutes 00 seconds East, with the south line of said Active Organics, tract, a distance of 264.50 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the northwest corner of a tract of land described by deed to Rafael Corona, recorded under Document Number 2014-120548, O.P.R.D.C.T.;**

**THENCE South 01 degrees 34 minutes 28 seconds East, passing at 481.17 feet an "X" cut in concrete found for the southwest corner of said Corona tract, continuing on for a total distance of 498.00 feet to an "X" set in concrete road known as Bennett Lane;**

**THENCE South 89 degrees 14 minutes 00 seconds West, with said Bennett Lane, a distance of 264.50 feet to an "X" set in concrete;**

**THENCE North 01 degrees 34 minutes 28 seconds West, partially with the east right-of-way line of said Yates Street, a distance of 498.00 feet to the POINT OF BEGINNING and containing 3.024 acres of land.**