

## **Metes and Bounds Description: Lot 9, Block A**

**Being a 1.587-acre (69,134 sq. ft.) tract of land situated in the John Wagner Survey, Abstract Number 1399, City of Lewisville, Denton County, Texas, and being more particularly described as follows:**

- **BEGINNING** at the **northwest corner** of the herein described Lot 9, said point being the northeast corner of Lot 6 and located on the easterly right-of-way line of Eagle Court;
- **THENCE** along the **Northern boundary**, North 88°37'38" East, a distance of **418.55 feet** to the northeast corner of Lot 9;
- **THENCE** along the **Eastern boundary**, South 00°40'57" West, a distance of **118.78 feet** to a point for the beginning of a non-tangent curve to the left, said point being on the northern edge of the Eagle Court cul-de-sac;
- **THENCE** along said **cul-de-sac curve** to the left, having a **radius of 62.00 feet**, an **arc length of 103.95 feet**, and a chord bearing South 31°25'00" West, a distance of **97.39 feet** to the southeast corner of Lot 9;
- **THENCE** along the **Southern boundary**, North 89°19'03" West, a distance of **352.36 feet** to the southwest corner of Lot 9;
- **THENCE** along the **Western boundary**, North 00°40'18" East, a distance of **165.81 feet** to the **POINT OF BEGINNING**, containing 1.587 acres (69,134 sq. ft.) of land, more or less.