



**BEING** all of Lots 5 and 6, and portions of Lots 11 and 12, Block 3 of the Extension of the O.B. Dick Subdivision, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Volume 359, Page 162, Deed Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "Arthur Surveying Company" found for corner being the northwest corner of the herein described tract, same point being the northwest corner of said Lot 5, and being the northeast corner of Lot 4, of said Block 3, same point being in the south right-of-way line of Hickory Street;

**THENCE** North 89 degrees 17 minutes 17 seconds East, with the south right-of-way line of said Hickory Street, a distance of 156.00 feet to a fence post for corner being the northeast corner of said Lot 6, same point being the intersection of the south right-of-way line of said Hickory Street and the west right-of-way line of S. Cowan Street;

**THENCE** South 00 degrees 26 minutes 43 seconds East, with the west right-of-way line of said S. Cowan Street, passing the southeast corner of said Lot 6 and the northeast corner of said Lot 12, and continuing on for a total distance of 171.40 feet to a 3/4 inch iron pipe found for corner being the northeast corner of a tract of land described by deed to Rabije Beciri and Besmir Beciri, recorded under Instrument Number 2023-106059, Official Public Records, Denton County, Texas;

**THENCE** South 89 degrees 17 minutes 17 seconds West, over and across said Lots 11 and 12, and with the north line of said Beciri tract, a distance of 156.50 feet to the east line of Lot 10, of said Block 3, from which a fence corner post bears South 77 degrees 48 minutes 00 seconds West at 0.32 feet;

**THENCE** North 00 degrees 16 minutes 47 seconds West, passing the northwest corner of said Lot 11, same point being the northeast corner of said Lot 10 and the southeast corner of said Lot 4, and continuing on for a total distance of 171.40 feet to the **POINT OF BEGINNING** and containing 0.615 acres of land, more or less.