

Legal Description

Being a tract of land situated in the John Havens Survey, Abstract No. 541, Lewisville, Denton County, Texas and being a part of a called 6.631 acre tract conveyed to The Robert Dahl Revocable Living Trust as recorded in Volume 5400, Page 6315, Land Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped 1/2" iron rod stamped "4613" set for corner at the northwest corner of said 6.631 acre tract;

Thence S89°08'49"E following the north line of said 6.631 acre tract a distance of 67.02' to a capped 1/2" iron rod stamped "4613" set for corner in the west Right Of Way line of Valley Ridge Parkway (100' ROW), said iron rod being in a non-tangent curve to the left;

Thence along said curve to the left following the west Right Of Way line of Valley Ridge Parkway through a central angle of 05°17'50", a radius of 1450.00', and an arc length of 134.06', with a chord bearing of S28°13'29"E, and a chord length of 134.01';

Thence S30°52'24"E following the west Right of Way line of Valley Ridge Parkway a distance of 403.73' to a capped 1/2" iron rod stamped "4613" set for corner in the east line of said 6.631 acre tract;

Thence S00°12'58"E following the east line of said 6.631 acre tract a distance 399.27' to a capped 1/2" iron rod stamped "SKG" found for corner, said capped iron rod being in the north Right Of Way line of East Main Street (50' ROW), said capped iron rod also being in a non-tangent curve to the right;

Thence along said curve to the right following the north Right of Way line of East Main Street through a central angle of 35°16'23", a radius of 405.00', and an arc length of 249.33', with a chord bearing of N78°31'41"W, and a chord length of 245.41' to a capped 1/2" iron rod stamped "4613" set for corner;

Thence N60°53'30"W following the north Right Of Way line of East Main Street a distance of 109.56' to a capped 1/2" iron rod stamped "B&A" found for corner in the west line of said 6.631 acre tract;

Thence N00°12'42"W following the west line of said 6.631 acre tract a distance of 762.75' to the POINT OF BEGINNING and containing 216,379 square feet or 4.967 acres of land.