

## LEGAL DESCRIPTION

Being a 2.02 acre tract or parcel of land situated in the J. C. Moffett Survey, Abstract Number 886 and the Henry Turner Survey, Abstract Number 1248 in Denton County, Texas and being all of a called 2.017 acre tract of land described in the deed to Patrick Swann and Karan Swann, recorded in Document Number 2017-74352 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found at the Southwest corner of said 2.017 acre tract and the common Northwest corner of a called 24.728 acre tract of land described as Tract I in the deed to Koch, LLC., recorded in Document Number 2020-115767 of the Official Records of Denton County, Texas and being in the East line of Lot 2R, Block 1 of Replat of Gerault Park Addition an addition to the Town of Flower Mound, recorded in Document Number 2012-293 of the Plat Records of Denton County, Texas;

**THENCE** North 00°02'15" West, with the West line of said 2.017 acre tract and the common East line of said Lot 2R, a distance of 200.00 feet to a 5/8" iron rod found at the Northwest corner of said 2.017 acre tract and the common Westerly Southwest corner of a tract of land described in the deed to Accelerated Christian Education, Inc., recorded in Document Number 96-R0081883 of the Real Property Records of Denton County, Texas;

**THENCE** North 89°58'16" East, with the North line of said 2.017 acre tract and the common South line of said Accelerated Christian Education, Inc. tract, passing at a distance of 21.57 feet a 5/8" iron rod found for reference and continuing on said course a total distance of 438.24 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 2.017 acre tract;

**THENCE** South 00°40'25" East, with the East line of said 2.017 acre tract and the common South line of said Accelerated Christian Education, Inc. tract, a distance of 200.00 feet to an old 4" wood fence post found at the Southwest corner of said 2.017 acre tract and being an ell corner in the North line of said Tract I from which a capped 1/2" iron rod stamped "G&A CONSULT" found bears South 37°32'45" West a distance of 1.90 feet;

**THENCE** South 89°58'10" West, with the South line of said 2.017 acre tract and the common North line of said Tract I, passing at a distance of 407.80 feet a 4" wood fence post found for reference and continuing on said course a total distance of 440.46 feet to the **POINT OF BEGINNING** and containing 2.02 acres of land more or less.