

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the R. P. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209, City of Lewisville, Denton County, Texas, and being part of that certain called 42.100 Acre tract of land, described by deed to Lewisville Independent School District, recorded in Document Number 2007-23325, Deed Records, Denton County, Texas, and being part of that certain called 66.997 acre tract of land, described by deed to Lewisville Independent School District, recorded in Document Number 2012-145205, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "DAA" at the southeast corner of said 66.997 acre tract, same being the northeast corner of a called 4.842 acre right-of-way dedication to the City of Lewisville for drainage purposes, as shown on plat recorded in Document Number 2017-273, Plat Records, Denton County, Texas, and being in the west line of a certain tract of land, described by deed to CB/Tittle, LTD, recorded in Document Number 2013-61919, Deed Records, Denton County, Texas;

THENCE with the south line of said 66.997 acre tract, and the north line of said 4.842 acre right-of-way dedication, the following three (3) calls:

S 89°37'30" W, a distance of 269.09 feet to a 1/2" rebar found;

Southwesterly, with the arc of a cure to the left, having a radius of 1,200.00 feet, and an arc length of 333.94 feet, whose chord bears S 81°39'10" W, a distance of 332.86 feet to a 1/2" capped rebar found, stamped "DAA";

S 73°40'50" W, a distance of 154.51 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of said 66.997 acre tract, same being the northwest corner of said 4.842 acre right-of-way dedication, being in the east line of a certain called 27.083 acre right-of-way dedication to the State of Texas, recorded in Document Number 1995-80045, Deed Records, Denton County, Texas, and being in the east line of Josey Lane;

THENCE with the west line of said 66.997 acre tract, and the east line of Josey Lane, the following three (3) calls:

N 16°08'30" W, a distance of 283.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 12°08'15" W, a distance of 399.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 10°30'10" W, a distance of 499.88 feet to a TxDOT Monument found;

THENCE over, across, and through said 66.997 acre tract, the following four (4) calls:

N 32°30'00" E, a distance of 242.63 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 05°00'00" E, a distance of 465.05 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 14°00'00" E, a distance of 479.44 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 37°30'00" E, passing the north line of said 66.997 acre tract, same being the south line of said 42.100 acre tract, continuing a total distance of 258.71 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over, across and through said 42.100 acre tract, the following two (2) calls:

N 72°30'30" E, a distance of 469.46 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 38°45'00" E, a distance of 145.69 feet to a 1/2" capped rebar set, stamped "MCADAMS", in the east line of said 42.100 acre tract, same being the west line of said CB/Tittle tract;

THENCE S 00°22'30" E, with the west line of said CB/Tittle tract, and the east line of said 42.100 acre tract, passing a 1/2" rebar found, at the southeast corner of said 42.100 acre tract, same being the northeast corner of said 66.997 acre tract at a distance of 437.91 feet, continuing a total distance of 2,654.27 feet to the POINT OF BEGINNING and containing approximately 47.641 acres of land.