

Being all that certain 1.030 acre tract of land situated in the Robert Owens Survey, Abstract No. 982, City of Lewisville, Denton County, Texas, and being all of Lot 7B, Block A, of SEC Garden Ridge & 1171 Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 371, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Lot 7B from which a 1/2 inch iron rod found bears North 00 deg. 04 min. West, 0.26 feet, same being the northeast corner of Lot 7A, said Block A, SEC Garden Ridge & 1171 Addition (Cabinet M, Page 371), same being in the southerly right-of-way line of West Main Street (FM 1171) (variable width right-of-way);

THENCE North 89 deg. 51 min. 00 sec. East (Plat drawing South 89 deg. 51 min. 00 sec. East)(Plat legal North 89 deg. 51 min. 00 sec. East, Basis of Bearings), along the common line of said Lot 7B and said West Main Street, a distance of 133.86 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 7B from which a TXDOT Monument found bears North 30 deg. 12 min. East, 0.76 feet, same being in the westerly line of Lot 3, Block A, SEC Garden Ridge & 1171 Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 216, aforesaid Plat Records;

THENCE South 00 deg. 04 min. 59 sec. East, along the common line of said Lot 7B and said Lot 3, passing at a distance of 199.36 feet a 5/8 inch iron rod found for the southwest corner of said Lot 3, same being the most northerly northwest corner of Lot 1R, Block A, said SEC Garden Ridge & 1171 Addition (Cabinet L, Page 216), and continuing along the common line of said Lot 7B and said Lot 1R, a total distance of 300.00 feet to a 1/2 inch iron rod with yellow cap found (bears South 21 deg. 18 min. West, 0.29 feet) for the southeast corner of said Lot 7B;

THENCE continuing along the common line of said Lots 7B and 1R as follows:

South 89 deg. 51 min. 00 sec. West (Plat drawing South 89 deg. 51 min. 00 sec. West)(Plat legal South 89 deg. 47 min. 38 sec. West), a distance of 199.00 feet to a point for the most southerly southwest corner of said Lot 7B from which a 5/8 inch iron rod found bears South 16 deg. 33 min. West, 2.29;

North 00 deg. 09 min. 00 sec West, a distance of 71.98 feet to a 1/2 inch iron rod found (bears North 05 deg. 55 min. West, 0.26 feet) for corner, same being in the southwest corner of aforesaid Lot 7A;

THENCE North 89 deg. 51 min. 00 sec. East (Plat drawing South 89 deg. 47 min. 38 sec. West, 65.14 feet), along the common line of said Lots 7B and 7A, a distance of 65.23 feet to an 'X' cut found for corner, same being the southeast corner of said Lot 7A;

THENCE North 00 deg. 04 min. 59 sec. West, continuing along the common line of said Lots 7B and 7A, a distance of 228.02 feet to the POINT OF BEGINNING and containing 44,850 square feet or 1.030 acres of computed land, more or less.