

LEGAL DESCRIPTION – North Tract

WHEREAS, CHARIS PARTNERS, LTD., is the owner of a tract of land situated in the W.B. Hunter Survey, Abstract No. 552, in the City of Lewisville, Denton County, Texas, being part of Lot 1 Block A, out of the Boyd Addition, in the City of Lewisville, Denton County, Texas, as described in Cab. E, Pg. 238 in the Plat Records in Denton County Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most northerly northwest corner of said Lot 1 Block A, being in the south line of L.I.S.D. Elementary School #40, an addition to City of Lewisville, as described in Doc. No. 2009-72 in said Plat Records;

THENCE, South 89°46'38" East, along the north line of said Lot 1 Block A and with the south line of said L.I.S.D. Elementary School #40, for a distance of 484.67 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°13'22" West, departing said north and south lines, for a distance of 164.62 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 44°46'38" East, for a distance of 21.21 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of said Lot 1 Block A and being in the north line of McCartt Drive (50' R.O.W.);

THENCE, North 89°46'38" West, along the south line of said Lot 1 Block A and the north line of said McCartt Drive, for a distance of 645.10 feet, to a ½ inch rod found at the point of curvature of a curve to the right, having a radius of 64.46 feet, a central angle of 87°10'33";

THENCE, continuing along said north and south lines for an arc distance of 102.64 feet (Chord Bearing North 46°11'12" West – 93.03 feet), ½ inch iron rod found at the point of tangency;

THENCE, North 02°36'38" West, continuing along said lines, for a distance of 50.00 feet, to a ½ inch iron rod found at the most westerly northwest corner of said Lot 1 Block A;

THENCE, North 39°09'11" East, along the north line of said Lot 1 Block A, for a distance of 11.25 feet, to a ½ inch iron rod found being in the south line of Country Ridge Road (60' R.O.W.) and being on a non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 19°06'43";

THENCE, continuing along said north and south lines and with said curve to the left for an arc distance of 216.82 feet (Chord Bearing North 74°58'04" East – 215.81 feet), to the POINT OF BEGINNING and containing 2.686 acres of land.

LEGAL DESCRIPTION – South Tract

WHEREAS, CHARIS PARTNERS, LTD., is the owner of a tract of land situated in the W.B. Hunter Survey, Abstract No. 552, in the City of Lewisville, Denton County, Texas, being part of Lot 2 Block B, out of the Boyd Addition, in the City of Lewisville, Denton County, Texas, as described in Cab. E, Pg. 238 in the Plat Records in Denton County Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of said Lot 2 Block B and being the southeast corner of Lot 1 Block B out of said Boyd Addition;

THENCE, North 14°22'38" West, along the west line of said Lot 2 and the east line of said Lot 1, for a distance of 186.17 feet, to a ½ inch iron rod found;

THENCE, North 17°31'29" East, continuing along said lines, for a distance of 8.08 feet, to a ½ inch iron found at the most northerly northwest corner of said Lot 2 and being in the south line of said McCartt Drive (50' R.O.W.), being on a curve to the left, having a radius of 117.60 feet, a central angle of 21°37'44";

THENCE, departing the east line of said Lot 1 and along the north line of said Lot 2 with the south line of said McCartt Drive, for a distance of 674.81 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45°13'22" West, departing said north and south lines, for distance of 21.21 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°13'22" West, for a distance of 91.74 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 27.00 feet, a central angle of 42°49'35";

THENCE, along said curve to the right for an arc distance of 20.18 feet (Chord Bearing South 06°02'43" West – 19.71 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°13'22" West, for a distance of 53.24 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of said Lot 2;

THENCE, North 89°46'38" West, along the south line of said Lot 2, for a distance of 656.58 feet, to the POINT OF BEGINNING and containing 2.815 acres of land.