

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the P. Harmonson Survey, Abstract No. 604, City of Lewisville, Denton County, Texas, being a portion of a tract conveyed to Hawkeye Realty Schreiber, L.P. according to the deed recorded in Document No. 2008-72708 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the south line of State Highway 121, a variable width public right-of-way, with the north line of East Vista Ridge Mall Drive, a variable width public right-of-way, conveyed to the City of Lewisville by deed recorded in Document No. 2009-61479 OPRDCT;

THENCE N 48°33'15" E, 375.09 feet along the south line of State Highway 121 to an aluminum TxDOT monument found;

THENCE N 84°59'49" E, 92.16 feet continuing along the south line of State Highway 121 to an aluminum TxDOT monument found for the northwest corner of a tract conveyed to the Roberts Sisters Partnership, recorded in Document No. 2015-66273 OPRDCT;

THENCE S 00°46'43" E, 372.74 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of East Vista Ridge Mall Drive;

THENCE along the north line of East Vista Ridge Mall Drive, the following:

S 47°38'19" W, 13.27 feet to a 5/8" iron rod with plastic cap found;

A non-tangent curve to the right having a central angle of 11°14'29", a radius of 1050.00 feet, a chord of N 78°03'02" W - 205.68 feet, an arc length of 206.01 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A compound curve to the right having a central angle of 15°58'04", a radius of 237.00 feet, a chord of N 64°26'46" W - 65.84 feet, an arc length of 66.05 feet to a 5/8" iron rod with plastic cap found;

A reverse curve having a central angle of 09°53'56", a radius of 263.00 feet, a chord of N 61°24'42" W - 45.38 feet, an arc length of 45.44 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And a reverse curve having a central angle of 04°09'09", a radius of 1038.00 feet, a chord of N 64°17'05" W - 75.21 feet, an arc length of 75.23 feet to the POINT OF BEGINNING with the subject tract containing 88,249 square feet or 2.026 acres of land.