

# PROPERTY DESCRIPTION

## TRACT 1

BEING Lot 6R-1, Block A, together with an undivided interest in and to Lot 9R-1, Block A of Corporate Square Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 306, Plat Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with plastic cap for corner in the Southwest right-of-way line of Interstate Highway 35-E, said point also being the Northeast corner of said Lot 6R-1 and a Northwest corner of said Lot 9R-1;

THENCE South 59 degrees 49 minutes 16 seconds West, along the common line of said Lot 6R-1 and said Lot 9R-1, 339.84 feet to a 1/2 inch iron rod found with plastic cap for corner at the beginning of a curve to the right, said curve having a radius of 18.50 feet, and a chord direction of North 75 degrees 10 minutes 37 seconds West and a chord distance of 26.16 feet, and a central angle of 89 degrees 59 minutes 13 seconds;

THENCE in a Northwesterly direction along said curve to the right and along the common line of said Lot 6R-1 and said Lot 9R-1, an arc length of 29.06 feet to on "X" found for corner on the top of a storm sewer manhole cover in a curb inlet, said point being the end of said curve to the right;

THENCE North 30 degrees 10 minutes 29 seconds West, along the common line of said Lot 6R-1 and said Lot 9R-1, 163.13 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, said curve having a radius of 261.51 feet, and a chord direction of North 37 degrees 40 minutes 49 seconds West and a chord distance of 68.32 feet, and a central angle of 15 degrees 00 minutes 42 seconds;

THENCE in a Northwesterly direction along said curve to the left and along the common line of said Lot 6R-1 and said Lot 9R-1, an arc length of 68.51 feet to an "X" found for corner in a concrete drive approach at a point in said curve to the left, said point being the Southwest corner of said Lot 6R-1 and the Southeast corner of Lot 5R-1 of said addition;

THENCE North 40 degrees 05 minutes 40 seconds East, along the Southeast line of said Lot 5R-1, 78.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 59 degrees 45 minutes 26 seconds East, along the Southeast line of said Lot 5R-1, 292.95 feet to a 1/2 inch iron rod found with plastic cap for corner at the Northwest corner of said Lot 6R-1, said point also being the Northeast corner of said Lot 5R-1, said point also lying in the Southwest right-of-way line of said Interstate Highway 35-E;

THENCE South 30 degrees 13 minutes 17 seconds East, along the Southwest right-of-way line of said Interstate Highway 35-E, 276.26 feet to the POINT OF BEGINNING, and CONTAINING 2.256 acres or 98,277 square feet of land.

## TRACT 2 EASEMENT ESTATE

Easement Estate created by that certain Reciprocal Easement Agreement executed by and between Jeff Bean, Haltom City State Bank and Independent American Savings Association filed 02/23/1987, recorded in Volume 2092, Page 471, Real Property Records, Denton County, Texas.

## TRACT 3 EASEMENT ESTATE

Easement Estate created by that certain Reciprocal Access Easement Agreement executed by DRB Investment Company, a Texas general partnership filed 03/03/1993, recorded in Volume 3460, Page 962, Real Property Records, Denton County, Texas.

## TRACT 4 EASEMENT ESTATE

Easement Estate created by that certain Easement Agreement executed by Jeff Bean filed 03/03/1987, recorded in Volume 2092, Page 471, Real Property Records, Denton County, Texas.