

PROPERTY DESCRIPTION

Description of a 4.400 acre tract of land out of the J. WAGNER SURVEY, ABSTRACT NO. 1399, in the City of Lewisville, Denton County, Texas, and being a portion of that tract of land conveyed to Valley Ridge Properties, LLC by Warranty Deed recorded in Document Number 2012-127194, Deed Records, Denton County, Texas; said 4.400 acre tract now being all of Lots 6 and 7, Block A, Peck V.R. Addition, and addition to the City of Lewisville according to the plat thereof recorded in Doc Number 2018-123, Official Records of Denton County; said 4.400 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the north corner of said Lot 6 and northeast corner of Lot 5, Block A of said Peck V.R. Addition and the most northerly northwest corner of Lot 1, Block A, Bartush Schnitzius Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Document No. 98-R0012795, Plat Records, Denton County, Texas; said point being also on the the south right-of-way line of the Gulf Central & Santa Fe Railroad;

THENCE, with the common line of between said Block A and said Lot 1, the following metes and bounds:

South 01 degrees 08 minutes 22 seconds East, a distance of 35.16 feet to a point for corner; said point being also on the centerline of a 70-foot wide Texas Power & Light Co. easement as created by the document recorded in Volume 517, Page 418, Deed Records, Denton County, Texas;

South 53 degrees 58 minutes 22 seconds East, with said centerline, a distance of 392.98 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the northeast corner of said Lot 7 and north corner of Lot 8, Block A of said Peck V.R. Addition;

THENCE, South 06 degrees 42 minutes 13 seconds West, with the common line between said Lots 7 and 8, a distance of 315.65 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the southeast corner of said Lot 7 and southwest corner of said Lot 8 on the north right-of-way line of Valley Ridge Boulevard as created by said plat of Peck V.R. Addition; said point also being on a circular curve to the right having a radius of 1338.00 feet;

THENCE, with said north right-of-way line, the following metes and bounds:

northwesterly, with said curve to the right, through a central angle of 02 degrees 09 minutes 36 seconds, an arc distance of 50.44 feet (chord bears North 82 degrees 12 minutes 59 seconds West, 50.44 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for corner;

South 35 degrees 18 minutes 00 seconds West, a distance of 13.39 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for corner; said point being also on a curve to the right having a radius of 1,350.00 feet;

northwesterly, with said curve to the right, through a central angle of 21 degrees 11 minutes 28 seconds, an arc distance of 499.31 feet (chord bears North 70 degrees 17 minutes 16 seconds West, 496.46 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the southwest corner of said Lot 6 and the southeast corner of said Lot 5;

THENCE, North 30 degrees 18 minutes 28 seconds East, with the common line between said Lots 5 and 6, a distance of 482.34 feet to the POINT OF BEGINNING;

CONTAINING, 191,664 square feet or 4.400 acres of land, more or less.