

PROPERTY DESCRIPTION

TRACT 1

Being 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 of Boyd Addition, an addition to the City of Lewisville as recorded in Cabinet E, Page 238 in the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "JBI" found at the most westerly Northwest corner of said Lot 1, being in the South line of County Ridge Road (50' width right-of-way), being the point of curvature of a curve to the left having a radius of 650.00 feet and a central angle of 19 degrees 06 minutes 43 seconds;

THENCE with the Northwest line of said Lot 1 and the Southeast line of said Country Ridge Road, and with said curve to the left, an arc distance of 216.82 feet (chord bearing North 74 degrees 38 minutes 12 seconds East, 215.81 feet) to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of L.I.S.D. Elementary School #40 Addition, an addition to the City of Lewisville as recorded in Document No. 2009-72, P.R.D.C.T.;

THENCE North 89 degrees 53 minutes 43 seconds East, with the North line of said Lot 1 and the South line of said L.I.S.D. Elementary School tract, a distance of 484.67 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 06 minutes 17 seconds East, departing the North line of said Lot 1 and the South line of said L.I.S.D. Elementary School tract, a distance of 164.61 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 45 degrees 06 minutes 17 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of said Lot 1 and the North line of McCartt Drive (50' width right-of-way);

THENCE South 89 degrees 53 minutes 43 seconds West, with the South line of said Lot 1 and the North line of said McCartt Drive, a distance of 645.10 feet to a 1/2 inch iron rod found at the point of curvature of a curve to the right having a radius of 67.46 feet and a central angle of 87 degrees 10 minutes 00 seconds;

THENCE with the Southwest line of said Lot 1 and the Northeast line of said McCartt Drive and with said curve to the right, an arc distance of 102.63 feet (chord bearing North 46 degrees 31 minutes 17 seconds West, 93.01 feet) to a 1/2 inch iron rod with cap stamped "JBI" found;

THENCE North 02 degrees 56 minutes 17 seconds West, with the West line of said Lot 1 and the East line of said McCartt Drive, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 38 degrees 49 minutes 32 seconds East, departing the East line of said McCartt Drive and with the Northwest line of said Lot 1, a distance of 11.25 feet to the POINT OF BEGINNING and containing 2.6858 acres of land.

TRACT 2

Being 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 Lots 2 and 3, Block B of Boyd Addition, an addition to the City of Lewisville as recorded in Cabinet E, Page 238 in the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said Lot 2 and the Southeast corner of Lot 1 of said Block B;

THENCE North 14 degrees 42 minutes 17 seconds West, with the West line of said Lot 2 and the East line of said Lot 1, a distance of 186.15 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 17 degrees 11 minutes 38 seconds East, a distance of 5.01 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 2 and the Northeast corner of Lot 1, being in the South line of McCartt Drive (50' width right-of-way), and being on a curve to the left having a radius of 117.46 feet and a central angle of 17 degrees 17 minutes 55 seconds;

THENCE with the North line of said Lot 2 and the South line of said McCartt Drive, and with said curve to the left, an arc distance of 35.33 feet (chord bearing South 81 degrees 27 minutes 20 seconds East, 35.33 feet) to a 1/2 inch iron rod found;

THENCE North 89 degrees 53 minutes 43 seconds East, with the North line of said Lot 2 and the South line of said McCartt Drive, passing at a distance of 347.31 feet, a 1/2 inch iron rod with cap stamped "JBI" found at the Northeast corner of said Lot 2 and the Northwest corner of said Lot 3, a total distance of 674.81 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 44 degrees 53 minutes 43 seconds West, departing the North line of said Lot 3 and the South line of said McCartt Drive, a distance of 21.21 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 06 minutes 17 seconds East, a distance of 91.74 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right having a radius of 27.00 feet and a central angle of 42 degrees 49 minutes 35 seconds;

THENCE with said curve to the right, an arc distance of 20.18 feet (chord bearing South 05 degrees 43 minutes 04 seconds West, 19.71 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 06 minutes 17 seconds East, a distance of 53.25 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of said Lot 3 and the North line of a tract of land described in a Warranty Deed to WAK/AB LLC as recorded in Instrument No. 2014-52953 of the Deed Records of Denton County, Texas;

THENCE South 89 degrees 53 minutes 43 seconds West, with the South line of said Lot 3 and the North line of said WAK/AB LLC tract, passing at a distance of 310.50 feet a 1/2 inch iron rod with cap stamped "JBI" found at the Southwest corner of said Lot 3 and the Southeast corner of said Lot 2, a total distance of 647.30 feet to the POINT OF BEGINNING and containing 2.7754 acres of land.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.