

Parcel 7 - The Realm Addition 5.246 Acres (Replacement)

All that certain 5.246 acres of land, out of Tract E2 - 111.504 acres described in the deed to Breco Lands CH LLC. recorded in Document Number 2006-153340 in the Public Records of Denton County, Texas (P.R.D.C.T.), in the Amos Singleton Survey, A-1138 and the B. Schoonover Survey, A-1209, City of Lewisville ETJ, Denton County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the North right-of-way line of Windhaven Parkway (100' R.O.W.) as recorded in Cabinet Y, Page 644 P.R.D.C.T.). Lot 1, Block A, in the Amos Singleton Survey, A-1138 & the B. Schoonover Survey, A-1209, City of Lewisville ETJ, Denton County, Texas

BEGINNING at a 1/2" iron rod with a cap stamped "RPLS 5664" found for the southeast corner of the herein described tract, in the north right-of-way line of said Windhaven Parkway, which is a point on a curve to the left, having a central angle of  $25^{\circ} 13' 48''$ , a radius of 800.00', and a chord bearing and distance of South  $73^{\circ} 35' 56''$  West - 349.44';

1. THENCE along said curve to the left, along the north right-of-way of said Windhaven Parkway, an arc distance of 352.28' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, from which a 1/2" with a cap stamped "RPLS 5664" found for a point in the north right-of-way line of said Windhaven Parkway bears South  $52^{\circ} 45' 59''$  West - 228.68'
2. THENCE North  $28^{\circ} 55' 07''$  West - 137.07' to a point for corner of the herein described tract;
3. THENCE North  $69^{\circ} 34' 12''$  West - 93.16' to a point for corner of the herein described tract;
4. THENCE South  $20^{\circ} 46' 59''$  West - 31.89' to a point for corner of the herein described tract;
5. THENCE South  $51^{\circ} 04' 57''$  West - 47.21' to a point for corner of the herein described tract;
6. THENCE North  $38^{\circ} 43' 47''$  West - 138.23' to a point for corner of the herein described tract;
7. THENCE North  $51^{\circ} 04' 57''$  East - 12.95' to a point for corner of the herein described tract;
8. THENCE North  $14^{\circ} 02' 35''$  West - 33.28' to a point on a curve to the right, having a central angle  $34^{\circ} 43' 58''$ , a radius of 123.22', and a chord bearing and distance of North  $79^{\circ} 46' 06''$  West - 73.56';
9. THENCE along said curve to the right, an arc distance of 74.70' to a point for corner of the herein described tract;

10. THENCE South  $51^{\circ} 04' 55''$  West - 7.21' to a point for corner of the herein described tract;
11. THENCE North  $38^{\circ} 55' 05''$  West - 31.55' to the most westerly corner of the herein described tract;
12. THENCE North  $55^{\circ} 50' 29''$  East - 4.33' to a point on a curve to the left, having a central angle  $36^{\circ} 31' 50''$ , a radius of 100.00', and a chord bearing and distance North  $37^{\circ} 34' 34''$  East - 62.68';
13. THENCE along said curve to the left, an arc distance 63.76' to a point for corner of the herein described tract;
14. THENCE North  $19^{\circ} 18' 39''$  East - 89.59' to a point on a curve to the left, having a central angle  $42^{\circ} 15' 59''$ , a radius of 100.00', and a chord bearing and distance of North  $01^{\circ} 49' 20''$  West - 72.11';
15. THENCE along said curve to the left, an arc distance of 73.77' to a point for corner of the herein described tract;
16. THENCE North  $64^{\circ} 10' 43''$  East - 27.55' to a point for corner of the herein described tract;
17. THENCE North  $60^{\circ} 30' 52''$  East - 12.11' to a point for corner of the herein described tract;
18. THENCE South  $29^{\circ} 29' 08''$  East - 49.23' to a point for corner of the herein described tract;
19. THENCE North  $60^{\circ} 49' 52''$  East - 13.59' to a point on a curve to the right, having a central angle  $26^{\circ} 42' 10''$ , a radius of 62.77', and a chord bearing and distance of South  $51^{\circ} 49' 14''$  East - 28.99';
20. THENCE along said curve to the left, an arc distance of 29.26' to a point for corner of the herein described tract;
21. THENCE North  $56^{\circ} 22' 04''$  East - 1.52' to a point for corner of the herein described tract;
22. THENCE South  $43^{\circ} 32' 02''$  East - 10.74' to a point for corner of the herein described tract;
23. THENCE North  $55^{\circ} 29' 00''$  East - 43.51' to a point for corner of the herein described tract;
24. THENCE North  $60^{\circ} 50' 12''$  East - 14.99' to a point for corner of the herein described tract;
25. THENCE South  $29^{\circ} 29' 30''$  East - 19.00' to a point for corner of the herein described tract;
26. THENCE North  $60^{\circ} 30' 30''$  East - 38.50' to a point for corner of the herein described tract;
27. THENCE South  $29^{\circ} 29' 30''$  East - 8.31' to a point for corner of the herein described tract;

28. THENCE South  $69^{\circ} 02' 57''$  East - 163.44' to a point for corner of the herein described tract;
29. THENCE North  $20^{\circ} 43' 12''$  East - 47.16' to a point for corner of the herein described tract;
30. THENCE North  $60^{\circ} 30' 30''$  East - 184.05' to the northeast corner of the herein described tract, in the west line of The Shops of Castle Hills Addition, recorded in Document Number 2014-60 P.R.D.C.T.;
31. THENCE South  $15^{\circ} 18' 17''$  East - 461.05' along the west line of said Block A, The Shops of Castle Hills Addition to the POINT OF BEGINNING and containing 5.246 acres of land.