

50' RIGHT-OF-WAY

O.R.D.C.T.
(ZONED: LI)

5/8" CIRF
"KHA"

100

(ZONED: HC)

APPROX. LOCATION
OF SURVEY LINE

(ZONED: HC)

LOT 1
3.77 ACRES
164,137 SQ. FEET

W.T. HYDER SURVEY,
ABSTRACT NO. 1701

(ZONED: LI)

(ZONED: ET

POE

50' RIGHT-OF-WAY

ABSTRACT NO. 1

1/2 CUP
"PACHECO"
KOCH"

BLOCK B

BLOCK B

BLOCK B

BLOCK B

OPPELL GREI
PHASE TWO
CABINET R, PAGE
P.R.D.C.T.

BLOCK A

/

/

PH

1

2

EASEMENT
D.C.T.

1

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EXHIBIT "A"
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BEING a 3.77 acre tract of land out of the **H.H. SMITH SURVEY, ABSTRACT No. 1576, W.T. HYDER SURVEY, ABSTRACT No. 1701 and the CLARINDA SQUIRES SURVEY, ABSTRACT No. 1682**, situated in the City of Lewisville and the City of Coppell, Denton County, Texas and being all of a called Tract 1 - 3.09 acre tract of land and all of a called Tract 2 - 0.677 acre tract of land conveyed to Feathers Smach LLC by deed of record in Document No. 2019-44202 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "JBI" found in the South right-of-way line of W. Vista Ridge Mall Drive (R.O.W. Varies), being the Northwest corner of Lot 26X, Block A of Highpoint Oaks Addition, a subdivision of record in Document No. 2014-8 of the Plat Records of Denton County, Texas, also being the Northeast corner of said 0.677 acre tract and hereof;

THENCE, S01°29'13"W, leaving the South right-of-way line of W. Vista Ridge Mall Drive, along the East line of said 0.677 acre tract, being in part, the West line of said Lot 26X and in part, the West line of Lot 1, Block B of said Highpoint Oaks Addition, a distance of 155.18 feet to a 5/8 inch iron rod found at the Southeast corner of said 0.677 acre tract, being the Northeast corner of said 3.09 acre tract;

THENCE, along the East line of said 3.09 acre tract, being the West line and South line of said Highpoint Oaks Addition, the following two (2) courses and distances:

1. S00°43'56"W, a distance of 145.08 feet to a 1/2" iron rod with cap stamped "Pacheco Koch" found at the Southwest corner of said Lot 1;
2. N89°46'32"E, a distance of 155.61 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set in the South line of Lot 4, Block B of said Highpoint Oaks Addition, being the Northwest corner of Lot 45X, Block A of Coppell Greens, Phase Two, a subdivision of record in Cabinet, R, Page 104 of said Plat Records, for an angle point hereof;

THENCE, leaving the South line of said Lot 4, along the West line of said Lot 45X, being the East line of said 3.09 acre tract, the following four (4) courses and distances:

1. S30°16'03"W, a distance of 240.74 feet to a 1/2 inch iron rod found;
2. S09°58'18"W, a distance of 76.45 feet to a 1/2 inch iron rod found;
3. S39°51'25"W, a distance of 175.50 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set;
4. S30°35'11"W, a distance of 198.73 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set in the East line of a called 8.000 acre tract of land conveyed to Texas Industries, Inc. by deed of record in Document No. 1994-117035 of said Official Records, being the Southwest corner of said 3.09 acre tract and hereof;

THENCE, N00°07'55"W, leaving the West line of said Lot 45X, along the common line of said 8.000 acre tract and said Greens West Development, LC tract, a distance of 733.05 feet to a 5/8" iron rod with cap stamped "KHA" found at the Southwest corner of said 0.677 acre tract, being the Southeast corner of that certain tract of land conveyed to Roberts Sisters Property Management, LLC by deed of record in Document No. 2009-132094 of said Official Records, also being the Northeast corner of said 8.000 acre tract, also being the Northwest corner of said 3.09 acre tract;

THENCE, N00°07'55"W, along the West line of said 0.677 acre tract, being the East line of said Roberts Sisters Property tract, a distance of 135.53 feet to a 5/8" iron rod with cap stamped "KHA" found in the curving South right-of-way line of W. Vista Ridge Mall Drive at the Northwest corner of said 0.677 acre tract and hereof;

THENCE, leaving the East line of said Roberts Sisters Property tract, along the curving South right-of-way line of W. Vista Ridge Mall Drive, being the North line of said 0.677 acre tract, along a non-tangent curve to the right, having a radius of 1050.00 feet, a chord bearing of N84°17'37"E, a chord length of 201.44 feet, a delta angle of 11°00'32", an arc length of 201.75 feet to the **POINT OF BEGINNING** and containing an area of 3.77 Acres, or (164,137 Square Feet) of land, more or less