

BEGINNING at an iron rod set for corner in the east line of Loop Highway Number 288, a public roadway having a right-of-way of 120.0 feet, said point being the most westerly southwest corner of that certain tract of land conveyed by deed from Southern Union Company to Craig Irwin and Dale Irwin recorded under Clerk's File Number 95-R0050144, Real Property Records, Denton County, Texas;

THENCE S 42° 04' 41" E, 215.48 feet with the southwest line of said Irwin tract to an iron rod set for corner;

THENCE S 25° 00' 27" E, 345.00 feet with the southwest line of said Irwin tract to an iron rod set for corner;

THENCE S 62° 15' 27" E, 80.00 feet with the southwest line of said Irwin tract to an iron rod set for corner;

THENCE S 37° 14' 03" E, 330.03 feet with the southwest line of said Irwin tract to an iron rod found for corner in the northwest line of a tract of land dedicated as Park, and called Lot 2, Block A of Pebble Brook Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet O, Page 264, Plat Records, Denton County, Texas;

THENCE S 31° 16' 25" W, 364.30 feet with said northwest line of said Lot 2, Block A to an iron rod found for corner;

THENCE along the arc of a curve to the right having a central angle of 60° 00' 39", a radius of 450.00 feet, an arc length of 471.32 feet, whose chord bears S 61° 15' 00" W, 450.07 feet with said northwest line of said Lot 2, Block A to an iron rod found for corner;

THENCE N 88° 25' 00" W, 5.18 feet with said northwest line of said Lot 2, Block A to an iron rod found for corner in said east line of said Loop Highway;

THENCE N 01° 14' 24" E, 1300.60 feet with said east line of said Loop Highway to the PLACE OF BEGINNING and containing 9.924 acres of land.