

5171 EAST INTERSTATE 20, WILLOW PARK, TEXAS 76067

0.756 ACRES OF LAND LOCATED IN THE J. COLE SURVEY, A-218. BEING ALL OF A CALLED 0.759 ACRES CONVEYED TO ROY LYNCH AND JEWEL A. LYNCH, TRUSTEES OF THE LYNCH FAMILY REVOCABLE LIVING TRUST AS DESCRIBED IN DOCUMENT No. 201505421 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING ALL OF LOTS 11 AND 28, AND A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20 FOOT ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70, EL CHICO ADDITION, AN ADDITION TO WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 277, PAGE 358, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD, AND BEING THE SOUTHEAST CORNER OF A CALLED 2.693 ACRES TRACT CONVEYED TO WILLOW PARKER RETAIL, LLC AS DESCRIBED IN DOCUMENT No. 202228478 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID CALLED 2.693 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 17°43'32" E - 410.60 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF CANYON COURT, AND BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CANYON COURT, S 71°36'56" E - 80.54 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PF INGSTEN 4405", SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.95 ACRES TRACT CONVEYED TO ALEDO LEGACY, LLC AS DESCRIBED IN DOCUMENT No. 201702743 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.95 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 17°47'01" W - 409.88 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PF INGSTEN 4405", SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD, AND BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD N 72°07'36" W - 80.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **0.756 ACRES** OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED