



LEGAL DESCRIPTION

BEING all that tract of land out of the Allan Bledsoe Survey, Abstract No. 157 and the Thomas Garvin Survey, Abstract No. 524, located in the Town of Addison, Dallas County, Texas, being part of that called 2.501 acre tract described in Deed to Walden Preparatory School Foundation as recorded in Volume 72054, Page 954, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found for the most westerly northwest corner of Celestial Place Addition as shown on Plat recorded in Volume 94025, Page 1925, Dallas County Deed Records, said point being in the east right-of-way line of Montfort Drive (a variable width R.O.W.);

THENCE North 31 degrees 47 minutes 53 seconds West, 303.11 feet along the east right-of-way line of Montfort Drive to a one-half inch iron rod set for corner, being in the south right-of-way line of Celestial Road (a variable width R.O.W.), said point also being in the south line of a called 0.120 acre tract of land described in Deed to the Town of Addison as recorded in Volume 88119, Page 4523, Dallas County Deed Records;

THENCE along the south line of said Celestial Road right-of-way and the south line of said 0.120 acre tract as follows:

North 22 degrees 13 minutes 22 seconds East, 57.84 feet to a one-half inch iron rod set for corner;

North 62 degrees 08 minutes 02 seconds East, 110.04 feet to a one-half inch iron rod set for corner;

North 73 degrees 38 minutes 02 seconds East, 214.68 feet to a one-half inch iron rod set for corner, said point being the most northerly northwest corner of said Celestial Place Addition;

THENCE South 16 degrees 04 minutes 55 seconds East, 283.68 feet along a west line of said Addition to a one-half inch iron rod found for corner, being an "ell" corner of said Addition;

THENCE South 58 degrees 20 minutes 00 seconds West, 286.68 feet along a north line of said Addition to the POINT OF BEGINNING and containing 103,511 square feet or 2.376 acres of land.

**EXHIBIT C
COMPREHENSIVE SITE PLAN**

STANFORD COURT

2.376 ACRES OUT OF
ALAN BLEDSOE SURVEY, ABSTRACT NO. 157
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

WALDEN PREPARTORY SCHOOL **OWNER**
14552 Montfort Drive
Dallas, Texas 75254

ZACHARY CUSTOM BUILDERS **DEVELOPER**
5300 Town and Country Blvd., Suite 190
Frisco, Texas 75034 (972)668-8400

JONES & BOYD, INC. **SURVEYOR/ENGINEER**
17090 Dallas Parkway, Suite 200
Dallas, Texas 75248 (972)248-7676

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