

METES AND BOUNDS
LOT 2, BLOCK A
CASTLE HILLS HS
3.459 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the A. Singleton Survey, Abstract Number 1138, City of Lewisville, Denton County, Texas, being all of Lot 2, Block A, Castle Hills H3, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2023-270, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar found, stamped "RPLS 5674" at the westernmost corner of said Lot 2, and being in the south line of Parker Road (FM 544, Variable width ROW);

THENCE with the north line of said Lot 2, and the south line of Parker Road the following six (6) calls:

N 81°08'47" E, a distance of 210.01 feet to a 5/8" capped rebar found, stamped "RPLS 5674";

N 86°41'33" E, a distance of 327.50 feet to a 5/8" capped rebar found, stamped "RPLS 5674"

S 03°18'27" E, a distance of 50.00 feet to a 5/8" capped rebar found, stamped "RPLS 5674"

S 87°29'35" E, a distance of 160.00 feet to a 5/8" capped rebar found, stamped "RPLS 5674"

N 01°24'08" E, a distance of 50.00 feet to a 5/8" capped rebar found, stamped "RPLS 5674"

S 80°58'45" E, a distance of 226.14 feet to the easternmost corner of said Lot 2, same being the northwest corner of Lot 1R, Block A, of said Castle Hills H3 plat;

THENCE with the east line of said Lot 2, same being the west line of said Lot 1R the following eleven (11) calls:

S 69°53'07" W, a distance of 65.03 feet;

S 76°08'48" W, a distance of 72.44 feet;

N 89°03'06" W, a distance of 71.83 feet;

Southwesterly, with the arc of a curve to the left, having a radius of 5.20 feet, a central angle of 157°47'05", and an arc length of 14.32 feet, whose chord bears S 14°44'02" W, 10.20 feet;

S 64°13'13" E, a distance of 16.87 feet;

S 72°26'55" E, a distance of 64.17 feet;

S 61°10'17" W, a distance of 133.73 feet;

S 48°41'47" W, a distance of 31.43 feet;

S 42°04'14" W, a distance of 127.33 feet;

S 35°20'11" W, a distance of 73.93 feet;

S 01°43'21" E, a distance of 13.71 feet to the southeast corner of said Lot 2, same being the southwest corner of said Lot 1R, and being in the north line of a certain tract of land, described by deed to Gulf, Colorado, and Santa Fe Railway Company, recorded in Volume 440, Page 201, Deed Records, Denton County, Texas;

THENCE N 63°15'06" W, with the south line of said Lot 2, and the north line of said Railway tract, a distance of 244.70 feet to a 5/8" capped rebar found, stamped "RPLS 5674";

THENCE N 45°22'21" W, with the south line of said Lot 2, a distance of 162.71 feet to a 5/8" capped rebar found, stamped "RPLS 5674"

THENCE N 63°14'50" W, with the south line of said Lot 2, a distance of 212.31 feet to the **POINT OF BEGINNING** and containing approximately 3.459 acres of land.