

LEASE AREA  
HEMPHILL TOWERS, LLC  
SWEETBRIAR  
1876

All that tract or parcel of land lying and being in Lot 3R2-B, Block B, NEC 1171 & Valley Parkway Addition, Phase 1, 2nd Replat, as shown on Document No. 2020-17, S. A. Venter Survey, Abstract No. 1309, City of Lewisville, Denton County, Texas, and being a portion of the lands of TSCA-224 Limited Partnership, as recorded in Document No. 2005-52582, Denton County records, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a ½-inch rebar found at the northeast corner of said Lot 3R2-B, having a Texas Grid North, NAD 83, North Central Zone value of N: 7066219.0291 E: 2422076.2450; thence, South 58°46'31" West, 46.98 feet to a point; thence, South 00°40'26" West, 10.00 feet to a point and the true POINT OF BEGINNING;

Thence, South 00°14'30" West, 90.00 feet to a point;

Thence, North 89°45'30" West, 40.00 feet to a point;

Thence, North 00°14'30" East, 90.00 feet to a point;

Thence, South 89°45'30" East, 40.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD 83, North Central Zone.

Said tract contains 0.0826 acres (3,600 square feet), more or less, as shown in a survey prepared for Hemphill Towers, LLC by POINT TO POINT LAND SURVEYORS, INC. dated January 6, 2025, last revised March 4, 2026.



Date: 03/04/26

Justin Kyle Lawrence  
TX RPLS # 6589

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