

**BEING** a 5.703 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Tarrant County and being part of a tract of land described in Deed to Eduardo Ortuno and Ana Ortuno recorded in Instrument Number 2020-161851, Official Public Records Denton County Texas (OPRDCT) (being the same tract of land described in Deed to W.G. Fipps and wife Malva Fipps recorded in Volume 370, Page 456 Deed Records Denton County Texas (DRDCT)) and being part of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 OPRDCT and being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod in the East right-of-way line of Yates Street, a variable width right-of-way, recorded in Volume 823, Page 690 and 823, Page 690 DRDCT at the Northwest corner of said Ortuno tract and the Southwest corner of a tract of land described in Deed to Active Organics, Inc. in Instrument Number 2012-147800 OPRDCT;

**THENCE** North 89° 14' 46" East, passing a found 1/2" iron rod at a distance of 265.15 feet at the Northeast corner of said Ortuno tract and the Northwest corner of said Corona tract and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 355 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT and continuing for a total distance of 529.01 feet to a point at the Northeast corner of said Corona tract and in the East line of a tract of land described in Deed to Teresa Rather LLC recorded in Instrument Number 2024-46876 OPRDCT;

**THENCE** South 01° 17' 01" East, for a distance of 468.44 feet to a point in the North line of Bennet Lane, a variable width right-of-way, recorded in Volume 722, Page 587; Volume 721, Page 667; Volume 728, Page 568; Volume 728, Page 565; and Volume 728, Page 514 DRDCT and Instrument Number 2016-2099 and Instrument Number 2024-428 OPRDCT;

**THENCE** South 88° 47' 00" West, with said North right-of-way line, for a distance of 526.91 feet to a point in the West line of said Ortuno tract at the intersection of said North right-of-way line of Bennett lane and said East right-of-way line of Yates Street;

**THENCE** North 01° 32' 07" West, with said East line, for a distance of 472.72 feet to the **POINT OF BEGINNING** and containing 5.703 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.