



LOCATION MAP  
SCALE: 1"=1000'

FILE NAME: A:\580000s\585559\004\LD\CADD\Streets\Planned Development Plans\C-PLAN-LOCM-58559.dwg DATE: April 9, 2025, TIME: 2:21 PM, USER: ah1820

# LOCATION MAP



APRIL  
2025



SCALE AS SHOWN



3803 PARKWOOD BLVD.  
SUITE 800  
FRISCO, TX 75034  
TEL. (214) 618-4570

**LEGAL DESCRIPTION OF LOTS 3AR-1 AND 3AR-2:**

**BEING** a 20.11 acre tract of land situated in the B. B. B. & C. R. R. Company Survey, Abstract Number 144, the J. H. Mounts Survey, Abstract Number 874, and the T. B. Garvin Survey, Abstract Number 506, in the City of Lewisville, Denton County, Texas and being all of Lot 3AR-1 and 3AR-2, Block J, as shown on plat of Vista Ridge, Lots 3AR-1 and 3AR-2, Block J, an addition to the City of Lewisville, thereof recorded in Cabinet V, Page 570, of the Plat of Records Denton County, Texas (P.R.D.C.T.), and being all of that tract of land described in deed to Bank of America, N. A., as recorded in Instrument Number 2024-49980 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found with cap stamped "HALFF" for the northeast corner of said Lot 3AR-2 and the northwest corner of Lot 3B1, Block J, as shown on plat of Vista Ridge, Lots 3B1 & 3B2, Block J, thereof recorded in Cabinet R, Page 249, P.R.D.C.T., said iron rod being on the south right-of-way line of Lake Vista Drive (variable width right-of-way; 70 foot wide right-of-way at this point);

**THENCE** South 00 degrees 33 minutes 19 seconds East, with the east line of said Lot 3AR-2 and the west of said Lot 3B1, passing at a distance of 347.96 feet a 1/2-inch iron rod found for the southwest corner of said Lot 3B1, said iron rod being on the north line of Lot 2R, Block J, as shown on plat of Vista Ridge, Lot 1BR, 1CR, 1DR, 2R, 3AR, and 4R, Block J, thereof recorded in Cabinet R, Page 347, P.R.D.C.T., continuing along the east line of said Lot 3AR-2 and the north line of said Lot 2R, in all, a total distance of 350.03 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" found for the southeast corner of said Lot 3AR-2;

**THENCE** with the south line of said Lot 3AR-2 and the north line of said Lot 2R, the following courses and distances;

South 81 degrees 18 minutes 17 seconds West, a distance of 47.06 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

South 76 degrees 54 minutes 07 seconds West, a distance of 24.38 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 69 degrees 58 minutes 46 seconds West, a distance of 70.33 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 77 degrees 14 minutes 18 seconds West, a distance of 62.30 feet to a 1/2-inch iron rod set with cap stamped "GLD" for corner;

South 88 degrees 11 minutes 19 seconds West, a distance of 46.87 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

North 76 degrees 51 minutes 30 seconds West, a distance of 49.68 feet to a point for corner from which a 1/2-inch iron rod found with cap stamped "TEXAS ASM" bears South 78 degrees 12 minutes 20 seconds West, a distance of 0.21 feet;

North 64 degrees 02 minutes 05 seconds West, a distance of 73.96 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

North 65 degrees 14 minutes 14 seconds West, a distance of 37.34 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 78 degrees 05 minutes 58 seconds West, a distance of 56.09 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 89 degrees 34 minutes 52 seconds West, a distance of 64.88 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 85 degrees 53 minutes 43 seconds West, a distance of 57.26 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 70 degrees 23 minutes 25 seconds West, a distance of 73.61 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 57 degrees 07 minutes 54 seconds West, a distance of 66.54 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 49 degrees 19 minutes 29 seconds West, a distance of 108.61 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 67 degrees 37 minutes 03 seconds West, a distance of 73.73 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for the southwest corner of said Lot 3AR-2 and the southeast corner of said Lot 3AR-1;

**THENCE** with the south line of said Lot 3AR-1 and continuing with the north line of said Lot 2R, the following courses and distances;

North 77 degrees 20 minutes 01 second West, a distance of 47.53 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 69 degrees 13 minutes 41 seconds West, a distance of 34.61 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 74 degrees 45 minutes 55 seconds West, a distance of 69.08 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

North 83 degrees 37 minutes 56 seconds West, a distance of 73.81 feet to a 1/2-inch iron rod found for corner;

South 81 degrees 49 minutes 45 seconds West, a distance of 36.82 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 65 degrees 53 minutes 10 seconds West, a distance of 33.60 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 48 degrees 23 minutes 05 seconds West, a distance of 77.38 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 33 degrees 47 minutes 33 seconds West, a distance of 27.36 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner;

South 20 degrees 57 minutes 29 seconds West, a distance of 21.01 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner;

South 23 degrees 25 minutes 56 seconds West, a distance of 17.20 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner;

South 29 degrees 21 minutes 32 seconds West, a distance of 31.91 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 37 degrees 45 minutes 43 seconds West, a distance of 53.72 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 48 degrees 22 minutes 16 seconds West, a distance of 41.11 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

South 53 degrees 09 minutes 37 seconds West, a distance of 22.77 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

South 57 degrees 15 minutes 16 seconds West, a distance of 44.23 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

South 72 degrees 30 minutes 54 seconds West, a distance of 35.79 feet to a 1/2-inch iron rod found for corner;

North 88 degrees 39 minutes 20 seconds West, a distance of 65.56 feet to a 1/2-inch iron rod found for corner;

South 71 degrees 40 minutes 11 seconds West, a distance of 48.99 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner;

South 72 degrees 13 minutes 17 seconds West, a distance of 22.99 feet to a 5/8-inch iron rod found for corner;

South 79 degrees 34 minutes 26 seconds West, a distance of 29.59 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 82 degrees 15 minutes 51 seconds West, a distance of 45.33 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 72 degrees 58 minutes 11 seconds West, a distance of 31.34 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

North 67 degrees 42 minutes 03 seconds West, a distance of 64.71 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 63 degrees 50 minutes 15 seconds West, a distance of 32.49 feet to a 5/8-inch iron rod set with cap stamped "GLD" for corner;

North 53 degrees 48 minutes 48 seconds West, a distance of 30.21 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 46 degrees 04 minutes 40 seconds West, a distance of 57.89 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 48 degrees 58 minutes 43 seconds West, a distance of 49.54 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 55 degrees 06 minutes 41 seconds West, a distance of 30.65 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 48 degrees 47 minutes 22 seconds West, a distance of 30.50 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 39 degrees 00 minutes 42 seconds West, a distance of 48.53 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 29 degrees 46 minutes 56 seconds West, a distance of 33.60 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 28 degrees 15 minutes 51 seconds West, a distance of 53.96 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 35 degrees 45 minutes 59 seconds West, a distance of 33.87 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 36 degrees 02 minutes 29 seconds West, a distance of 14.16 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

North 28 degrees 19 minutes 51 seconds West, a distance of 10.50 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for the northwest corner of said Lot 3AR-1 and the north corner of said Lot 2R, said corner being on the southeasterly right-of-way line of State Highway 121 Bypass (also known as Sam Rayburn Tollway; formerly known as Vista Ridge Boulevard; a variable width right-of-way), said corner also being the beginning of a non-tangent curve to the left having a radius of 2,879.29 feet and a chord which bears North 72 degrees 40 minutes 38 seconds East, a distance of 23.65 feet;

**THENCE** Easterly with said curve and with said southeasterly right-of-way line, through a central angle (also known as the "Delta") of 00 degrees 28 minutes 14 seconds, for an arc distance of 23.65 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner and the end of said curve, said iron rod being the beginning of a non-tangent reverse curve to the right having a radius of 388.00 feet and a chord which bears North 76 degrees 19 minutes 18 seconds East, a distance of 61.56 feet;

**THENCE** Easterly with said curve and continuing with said southeasterly right-of-way line, through a central angle of 09 degrees 05 minutes 58 seconds, for an arc distance of 61.62 feet to a point for corner and the end of said curve, from which a 1/2-inch iron rod found with cap stamped "HALFF" bears North 45 degrees 47 minutes 37 seconds West, a distance of 0.51 feet, said point for corner being the beginning of a tangent reverse curve to the left having a radius of 412.00 feet and a chord which bears North 75 degrees 26 minutes 10 seconds East, a distance of 78.05 feet;

**THENCE** Northeasterly with said curve and continuing with said southeasterly right-of-way line, through a central angle of 10 degrees 52 minutes 15 seconds, for an arc distance of 78.17 feet to a point for corner and the end of said curve, from which a found "X" in concrete bears North 41 degrees 02 minutes 53 seconds West, a distance of 0.34 feet, said point for corner being the beginning of a tangent curve to the left having a radius of 2,891.79 feet and a chord which bears North 59 degrees 13 minutes 25 seconds East, a distance of 1,033.69 feet;

**THENCE** Northeasterly with said curve and continuing with, through a central angle of 20 degrees 35 minutes 29 seconds, passing a set "X" chiseled in concrete for the common north corner of said Lots 3AR-1 and 3AR-2 at an arc distance of 853.07 feet, continuing with said curve and said southeasterly right-of-way line, in all, a total arc distance of 1,039.27 feet to a point for corner and the end of said curve, from which a 1/2-inch iron rod found bears North 39 degrees 36 minutes 47 seconds West, a distance of 0.21 feet;

**THENCE** North 48 degrees 41 minutes 11 seconds East, continuing with said southeasterly right-of-way line, a distance of 8.03 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner, said iron rod being the beginning of a tangent curve to the right having a radius of 250.00 feet and a chord which bears North 50 degrees 15 minutes 39 seconds East, a distance of 13.59 feet;

**THENCE** Northeasterly with said curve and continuing with said southeasterly right-of-way line, through a central angle of 03 degrees 06 minutes 53 seconds, for an arc distance of 13.59 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner;

**THENCE** North 48 degrees 42 minutes 11 seconds East, continuing with said southeasterly right-of-way line, a distance of 94.22 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner and the point of intersection of said southeasterly right-of-way line State Highway 121 Bypass and the southwesterly right-of-way line of said Lake Vista Drive;

**THENCE** North 82 degrees 57 minutes 57 seconds East, with the southwesterly right-of-way line of said Lake Vista Drive, a distance of 17.29 feet to a point for corner, from which a 1/2-inch iron rod found with cap stamped "HALFF" bears South 82 degrees 57 minutes 57 seconds West, a distance of 0.43 feet;

**THENCE** South 62 degrees 46 minutes 16 seconds East, continuing with said southwesterly right-of-way line, a distance of 33.36 feet to a 1/2-inch iron rod found with cap stamped "TEXAS ASM" for corner;

**THENCE** South 52 degrees 55 minutes 46 seconds East, continuing with said southwesterly right-of-way line, a distance of 71.17 feet to a 5/8-inch iron rod found with cap stamped "CARTER AND BURGESS" for corner;

**THENCE** South 43 degrees 44 minutes 46 seconds East, continuing with said southwesterly right-of-way line, a distance of 23.34 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner, said iron

rod being the beginning of a tangent curve to the right having a radius of 238.00 feet and a chord which bears South 37 degrees 33 minutes 36 seconds East, a distance of 51.29 feet;

**THENCE** Southeasterly with said curve and continuing with said southwesterly right-of-way line, through a central angle of 12 degrees 22 minutes 20 seconds, for an arc distance of 51.39 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner and the end of said curve, said iron rod being the beginning of a non-tangent reverse curve to the left having a radius of 262.00 feet and a chord which bears South 47 degrees 52 minutes 54 seconds East, a distance of 103.32 feet;

**THENCE** Southeasterly with said curve and continuing with said southwesterly right-of-way line, through a central angle of 22 degrees 44 minutes 39 seconds, for an arc distance of 104.00 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner and the end of said curve, said iron rod being the beginning of a non-tangent compound curve to the left having a radius of 487.00 feet and a chord which bears South 65 degrees 46 minutes 20 seconds East, a distance of 140.72 feet;

**THENCE** Southeasterly with said curve and continuing with said southwesterly right-of-way line, through a central angle of 16 degrees 36 minutes 51 seconds, for an arc distance of 141.22 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner;

**THENCE** North 60 degrees 54 minutes 50 seconds East, continuing with said southwesterly right-of-way line, a distance of 17.18 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner and the beginning of a non-tangent curve to the left having a radius of 475.00 feet and a chord which bears South 83 degrees 01 minute 52 seconds East, a distance of 123.57 feet;

**THENCE** Southeasterly with said curve and continuing with said southwesterly right-of-way line, through a central angle of 14 degrees 56 minutes 51 seconds, for an arc distance of 123.92 feet to a 1/2-inch iron rod found with cap stamped "HALFF" for corner and the end of said curve;

**THENCE** North 89 degrees 29 minutes 39 seconds East, continuing with the south right-of-way line of said lake Vista Drive, a distance of 341.52 feet to the **POINT OF BEGINNING** and **CONTAINING**, in all, 876,102 square feet or 20.11 acres of land, more or less.

Basis of bearings is the Texas Coordinate System, North Central Texas Zone 4202 (NAD83) adjusted by a scale factor of 1.00015063 (TxDOT Denton County) and rotated counter-clockwise from the easternmost line of Lot 3AR-2, Block J, an angle of 00 degrees 59 minutes 15 seconds from the recorded bearing of South 00 degrees 25 minutes 56 seconds West as shown on plat thereof recorded in Cabinet V, Page 571, of the Plat Records of Denton County, Texas; all distances are surface values.