

## **LEGAL DESCRIPTION**

### **TRACT 1 – 14.899 ACRES**

BEING a tract of land located in the Philemon Higgins Survey, Abstract No. 525, Denton County, Texas, and being a part of Lot 1, Block A of First Broadcasting Addition, Lot 1, Block A and Lot 1, Block B an addition to the City of Lewisville, Denton County, Texas, as recorded in Cabinet V, Page 937 of the Plat Records of Denton County, Texas, (P.R.D.C.T.), also being a part of that tract of land described in Special Warranty Deed to Dallas Broadcasting, LLC as recorded in Document No. 2006-104606, Official Records of Denton County, Texas, (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the northwest end of a corner clip located at the intersection of the east line of Huffines Boulevard (a variable width right-of-way dedicated by right-of-way deed to the City of Lewisville, as recorded in Volume 4377, Page 617, O.R.D.C.T.) and the north line of Corporate Drive, (a variable width right-of-way dedicated in a called 0.5020 acre right-of-way deed to the City of Lewisville, as recorded in Document No. 2024-62592, O.R.D.C.T.), said point being on the west line of Lot 1, Block A of said First Broadcasting Addition;

THENCE North 01 degree 02 minutes 42 seconds West, along said east right-of-way of Huffines Boulevard and west line of said First Broadcasting Addition, a distance of 746.23 feet to a point for corner;

THENCE North 11 degrees 30 minutes 29 seconds West, continuing along said east right-of-way line and west line of said First Broadcasting Addition, a distance of 11.10 feet to the northwest corner of Lot 1, Block A of said First Broadcasting Addition, from which said point a 1/2-inch iron rod with Windrose cap found bears North 16 degrees 05 minutes 10 seconds West, a distance of 0.76 feet, said point also being the southwest corner of Lot 1, Block A of the Lewisville Republic Addition, an addition to the City of Lewisville, as recorded in Document No. 2016-2221, P.R.D.C.T., and being on a southerly line of a called 34.696 acre tract of land described as "Tract 1" in deed to Camelot Landfill TX, LP, as recorded in Volume 4383, Page 742, O.R.D.C.T.;

THENCE North 89 degrees 01 minute 35 seconds East, departing said east right-of-way line and along the north line of said First Broadcasting Addition and the south line of said Lewisville Republic Addition, and a south line of said called 34.696 acre tract, a distance of 913.42 feet to the most northerly northeast corner of said First Broadcasting Addition, from which said point a 1/2-inch iron rod found bears North 62 degrees 12 minutes 05 seconds West, a distance of 0.43 feet;

THENCE South 01 degree 07 minutes 16 seconds East, along a westerly east line of said First Broadcasting Addition and continuing along the south line of said Lewisville Republic Addition and along a westerly line of said called 34.696 acre tract, passing at a distance of 9.77 feet an angle point in said south line in said Lewisville Republic Addition, and continuing along the east line of said First Broadcasting Addition and a west line of said

called 34.696 acre tract, in all a total distance of 698.50 feet to a point on the north line of said Corporate Drive, being the northeast corner of said called 0.5020 acre right-of-way dedication to the City of Lewisville, said point being the beginning of a non-tangent circular curve to the left having a radius of 910.00 feet and whose chord bears South 85 degrees 48 minutes 55 seconds West, a chord distance of 578.14 feet;

THENCE in a westerly direction, departing said east and west lines and along the north line of said Corporate Drive and the north line of said 0.5020 acre right-of-way dedication the following calls:

Westerly along said curve to the left, through a central angle of 37 degrees 02 minutes 35 seconds, for an arc distance of 588.34 feet to the beginning of a tangent circular curve to the right having a radius 790.00 feet and whose chord bears South 67 degrees 51 minutes 58 seconds West, a chord distance of 15.78 feet;

Southwesterly along said curve to the right, through a central angle of 01 degree 08 minutes 41 seconds, for an arc distance of 15.78 feet to the point of compound curvature of a circular curve to the right having a radius of 233.00 feet and whose chord bears South 77 degrees 05 minutes 34 seconds West, a chord distance of 70.12 feet;

Westerly along said curve to the right, through a central angle of 17 degrees 18 minutes 32 seconds, for an arc distance of 70.39 feet to the point of reverse curvature of a tangent circular curve to the left having a radius 267.00 feet and whose chord bears South 81 degrees 11 minutes 06 seconds West, a chord distance of 42.48 feet;

Westerly along said curve to the left, through a central angle of 09 degrees 07 minutes 29 seconds, for an arc distance of 42.52 feet to the point of reverse curvature of a tangent circular curve to the right having a radius 778.00 feet and whose chord bears South 82 degrees 45 minutes 42 seconds West, a chord distance of 166.40 feet;

Westerly along said curve to the right, through a central angle of 12 degrees 16 minutes 42 seconds, for an arc distance of 166.72 feet to the point of tangency;

South 88 degrees 54 minutes 03 seconds West, a distance of 26.19 feet to the POINT OF BEGINNING AND CONTAINING 648,979 square feet, or 14.899 acres of land, more or less.

## **LEGAL DESCRIPTION**

### **TRACT 2 – 37.690 ACRES**

BEING a tract of land located in the Philemon Higgins Survey, Abstract No. 525, Denton County, Texas, and being a part of Lot 1, Block B of First Broadcasting Addition, Lot 1, Block A and Lot 1, Block B an addition to the City of Lewisville, Denton County, Texas, as recorded in Cabinet V, Page 937 of the Plat Records of Denton County, Texas, (P.R.D.C.T.), also being a part of that tract of land described in Special Warranty Deed to Dallas Broadcasting, LLC as recorded in Document No. 2006-104606, Official Records of Denton County, Texas, (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point on the west line of said Lot 1, Block B of the First Broadcasting Addition and on the east line of a 6.899 acre right-of-way dedication to the City of Lewisville as recorded in Document No. 2016-76340, O.R.D.C.T., said point being on the south line of Corporate Drive, (a variable width right-of-way), being the southwest corner of a called 0.0952 acre right-of-way deed to the City of Lewisville as recorded in Document No. 2024-62591, O.R.D.C.T.;

THENCE in an easterly direction, departing said west line of Lot 1, Block B and along the south line of said Corporate Drive and south line of said 0.0952 acre right-of-way dedication the following calls:

North 88 degrees 54 minutes 03 seconds East, a distance of 44.30 feet to the beginning of a tangent circular curve to the left having a radius 902.00 feet and whose chord bears North 82 degrees 28 minutes 44 seconds East, a chord distance of 201.78 feet;

Easterly along said curve to the left, through a central angle of 12 degree 50 minutes 39 seconds, for an arc distance of 202.20 feet to the point of compound curvature of a circular curve to the left having a radius of 417.00 feet and whose chord bears North 70 degrees 04 minutes 35 seconds East, a chord distance of 86.89 feet;

Northeasterly along said curve to the left, through a central angle of 11 degrees 57 minutes 39 seconds, for an arc distance of 87.05 feet to the point of tangency;

North 64 degrees 05 minutes 45 seconds East, a distance of 64.84 feet to the beginning of a tangent circular curve to the right having a radius of 383.00 feet and whose chord bears North 68 degrees 04 minutes 39 seconds East, a chord distance of 53.19 feet;

Northeasterly along said curve to the right, through a central angle of 07 degrees 57 minutes 47 seconds, for an arc distance of 53.23 feet to the point of compound curvature of a circular curve to the right having a radius of 810.00 feet and whose chord bears South 88 degrees 35 minutes 49 seconds East, a chord distance of 536.61 feet, said point being on the original south right-of-way line of said Corporate

Drive as dedicated by said First Broadcasting Addition recorded in Cabinet V, Page 937, P.R.D.C.T.;

Easterly along said curve to the right, through a central angle of 38 degrees 41 minutes 18 seconds, for an arc distance of 546.94 feet to the point of reverse curvature of a circular curve to the left having a radius of 1,040.00 feet and whose chord bears South 79 degrees 52 minutes 24 seconds East, a chord distance of 383.35 feet;

Easterly along said curve to the left, through a central angle of 21 degrees 14 minutes 28 seconds, for an arc distance of 385.56 feet to the point of tangency;

North 89 degrees 30 minutes 22 seconds East, a distance of 187.34 feet to the northeast corner of Lot 1, Block B of said First Broadcasting Addition, being the northwest corner of that tract of land described in General Warranty Deed to Daniel S. Lee and Ester Lee as recorded in Document No. 2022-49339, O.R.D.C.T.;

THENCE South 00 degrees 38 minutes 30 seconds East, departing said south right-of-way line of Corporate Drive, along the east line of Lot 1, Block B of said First Broadcasting Addition and the west line of said Daniel S. Lee tract, a distance of 437.40 feet to a 5/8-inch iron rod with a GSES-RPLS 4804 cap found for corner on the north right-of-way line of Bunker Hill Lane (a variable width right-of-way), for the most southerly southeast corner of said Lot 1, Block B, said point being the beginning of a non-tangent curve to the left having a radius of 550.23 feet and whose chord bears South 50 degrees 22 minutes 36 seconds West, a chord distance of 191.80 feet;

THENCE in a southwesterly direction, along said north right-of-way line of Bunker Hill Lane and the southeast line of said Lot 1, Block B of the First Broadcasting Addition, the following calls:

Southwesterly, passing at an arc distance of 125.80 feet the northeast corner of a 0.3221 acre right-of-way dedication for Bunker Hill Lane as dedicated by said First Broadcasting Addition, and continuing along the dedicated north right-of-way of Bunker Hill Lane, in all through a total central angle of 20 degrees 04 minutes 30 seconds, for a total arc distance of 192.79 feet to the point of tangency;

South 40 degrees 21 minutes 52 seconds West, a distance of 675.00 feet to a point for corner from which a 5/8-inch iron rod with a GSES-RPLS 4804 cap found bears South 44 degrees 25 minutes 41 seconds East, a distance of 0.46 feet, and being the northwest corner of said 0.3221 acre right-of-way dedication;

South 49 degrees 38 minutes 08 seconds East, along the west end of said right-of-way dedication, a distance of 25.46 feet to a 5/8-inch iron rod with a GSES-RPLS 4804 cap (damaged) found for corner on the said southeast line of Lot 1, Block B, and being on the northwest line of a called 11.2515 acre tract of land described in General Warranty Deed to Bunker Hill Flexspace, LLC as recorded in Document No. 2021-152634, O.R.D.C.T.;

THENCE South 40 degrees 41 minutes 10 seconds West, along the southeast line of said Lot 1, Block B and northwest line of said 11.2515 acre tract, a distance of 61.11 feet to a 1/2-inch iron rod with a Pacheco Koch cap found for an angle point in said line;

THENCE South 39 degrees 08 minutes 18 seconds West, continuing along said southeast and northwest lines, passing at a distance of 873.33 feet a 1/2-inch iron rod with a Powell & Powell found for the northwest corner of said 11.2515 acre tract, and continuing along said southeast line of Lot 1, Block B, in all a total distance of 878.77 feet to a 1/2-inch iron rod with a Pacheco Koch cap found for the most southerly corner of said Lot 1, Block B, said point being on an east line of Lot 1A, Block A of Farmers Branch Camelot Landfill Addition, Lots 1A, 2, 3 & 4, Block A, an addition to the City of Lewisville as recorded in Document No. 2016-2229, P.R.D.C.T.;

THENCE North 00 degrees 49 minutes 07 seconds West, along the west line of said Lot 1, Block B First Broadcasting Addition and east line of said Lot 1A, Block A, Farmers Branch Camelot Landfill Addition a distance of 1,034.73 feet to a point from which a found 5/8-inch iron rod bears South 62 degrees 27 minutes 12 seconds West, a distance of 0.24 feet;

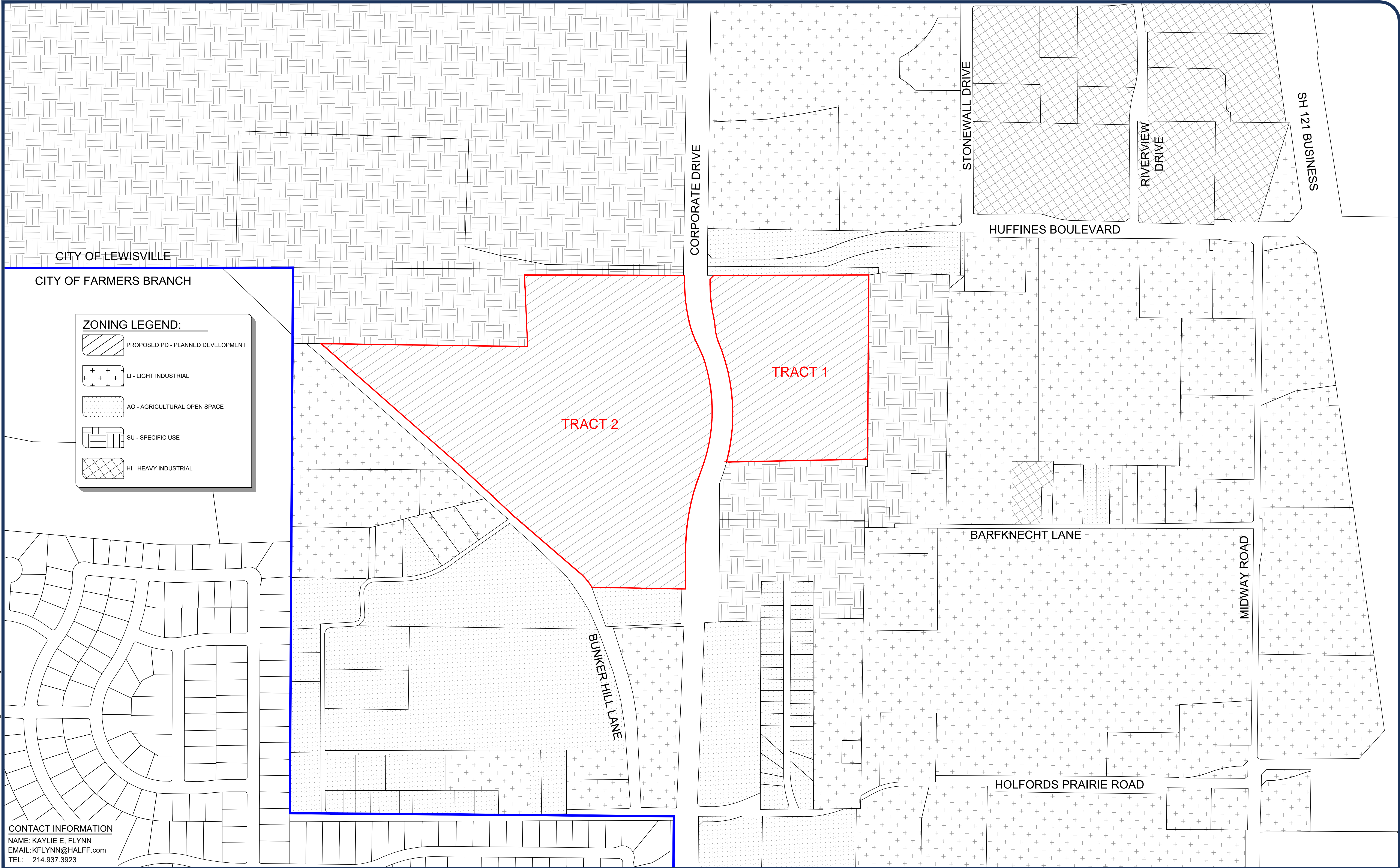
THENCE South 88 degrees 25 minutes 04 seconds West, along a westerly south line of said Lot 1, Block B, and a north line of said Lot 1A, Block, a distance of 36.96 feet to a 1/2-inch iron rod found for corner;

THENCE South 85 degrees 07 minutes 07 seconds West, continuing along said south and north lines, a distance of 314.84 feet to a 1/2-inch iron rod with a Kadleck #3952 cap found for the southwest corner of said Lot 1, Block B;

THENCE North 01 degree 02 minutes 42 seconds West, along the west line of said Lot 1, Block B and east line of said Lot 1A, Block A, a distance of 785.62 feet to the POINT OF BEGINNING AND CONTAINING 1,641,757 square feet, or 37.690 acres of land, more or less.



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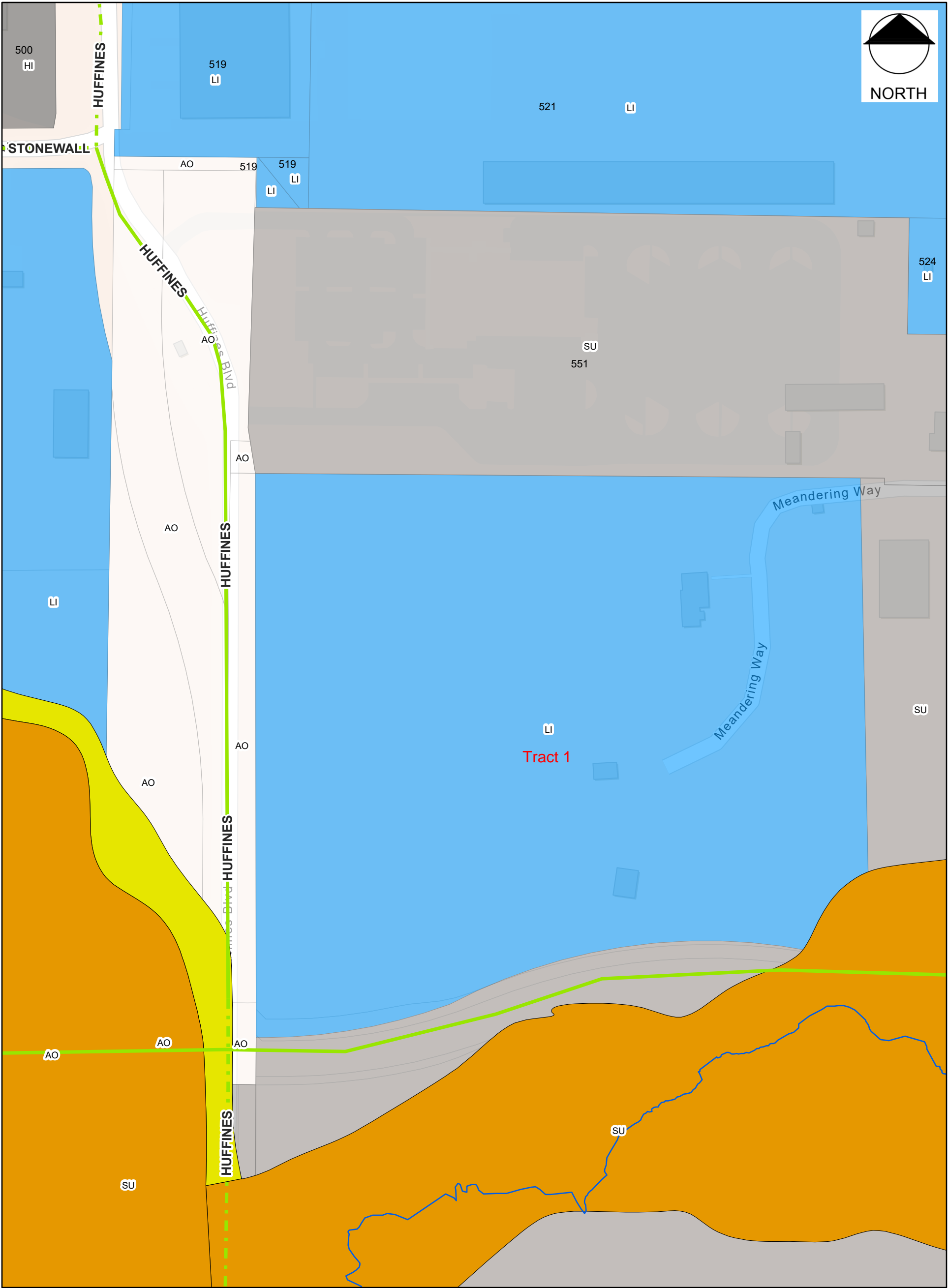


# ZONING EXHIBIT





# Location Map - TRACT 1



4/3/2025

Thoroughfare\_Plan\_view

C4

C2

Waterways

Denton County FEMA Floodplain

AE - 100-year flood

X - 500-year flood

Zoning View

AO - Agricultural Open Space

HI - Heavy Industrial

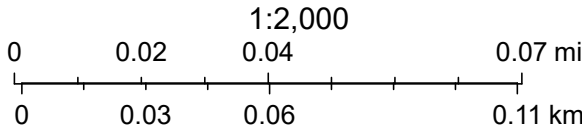
LI - Light Industrial

SU - Specific Use

Parcels\_Hosted

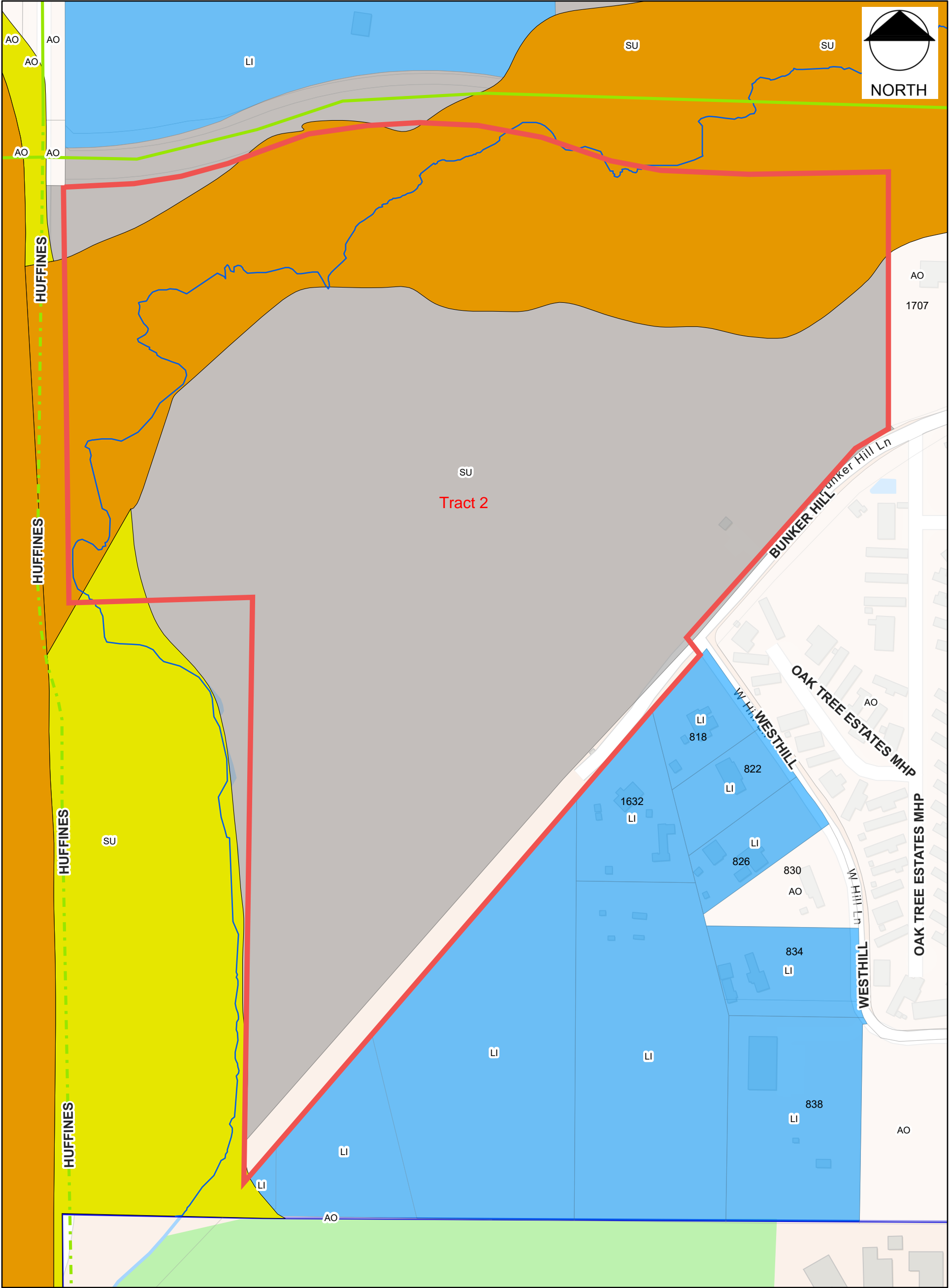
Street Labels

City Limits Polygon View



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Location Map - TRACT 2



4/3/2025

Thoroughfare\_Plan\_view

C4

C2

Waterways

Denton County FEMA Floodplain

AE - 100-year flood

X - 500-year flood

Zoning View

AO - Agricultural Open Space

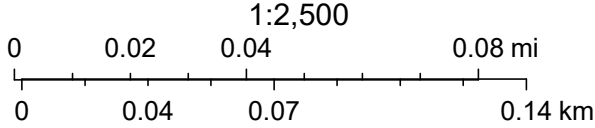
LI - Light Industrial

SU - Specific Use

Parcels\_Hosted

Street Labels

City Limits Polygon View



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community