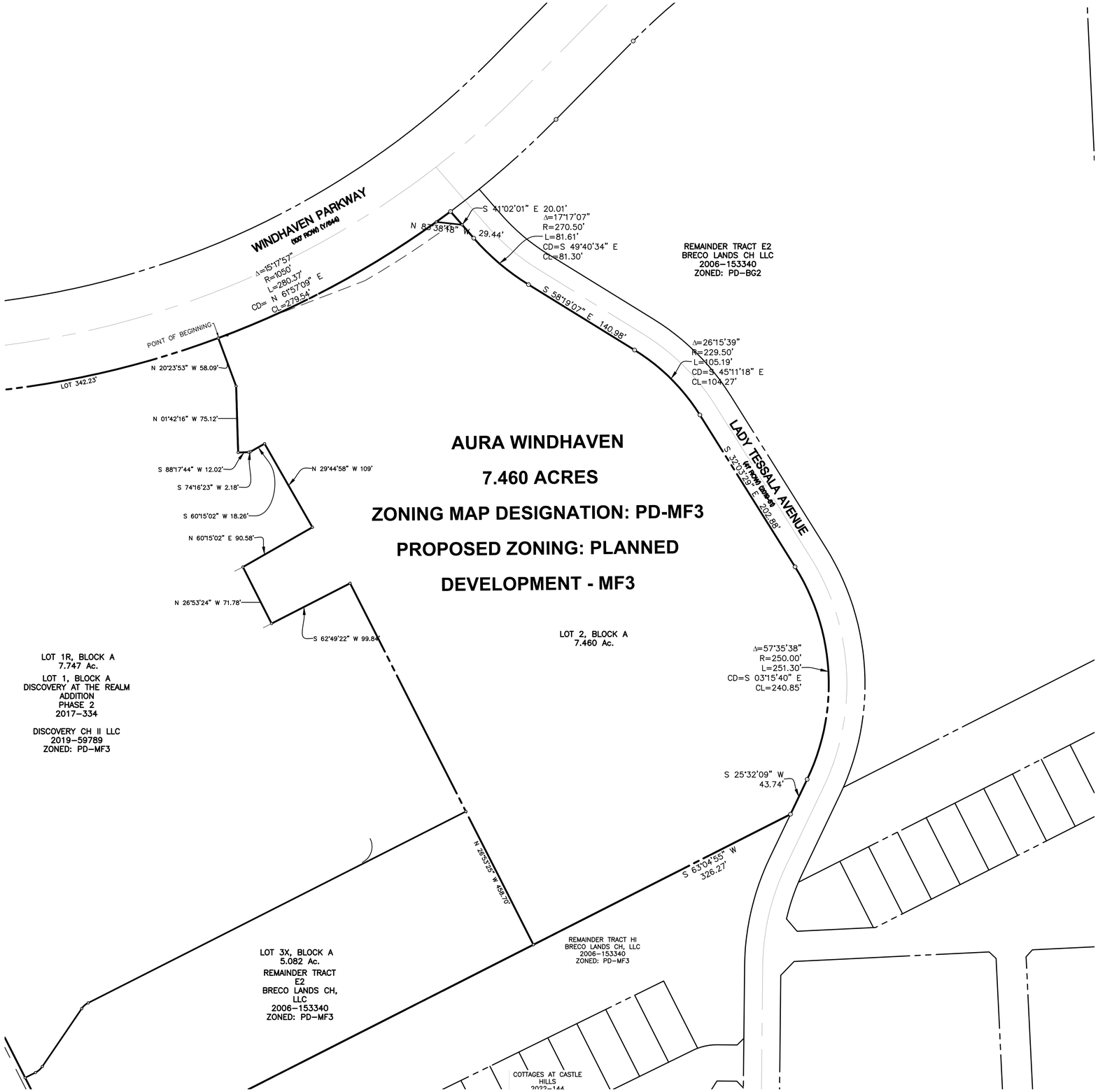

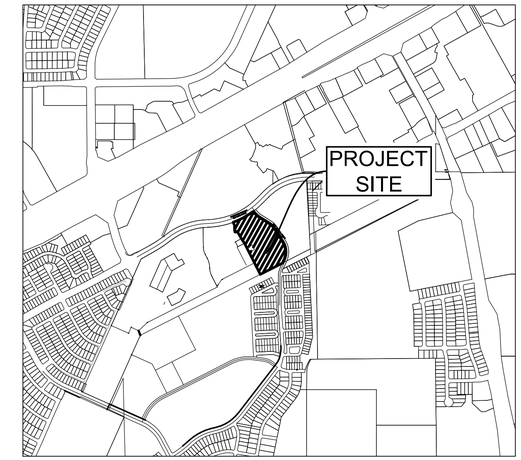

VICINITY MAP SCALE 1"=1000'

METES AND BOUNDS
LOT 2, BLOCK A
DISCOVERY AT THE REALM ADDITION, PHASE 2
7.460 Acres

BEING all that certain lot, tract, or parcel of land, situated in the Benjamin Schoonover Survey, Abstract Number 1209, and the Amos Singleton Survey, Abstract Number 1138, Denton County, Texas, and being all of Lot 2, Block A, Discovery at the Realm Addition, Phase 2, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2024-287, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1R, Block A, of said Discovery at the Realm Addition, Phase 2, and being on the south line of Windhaven Parkway (100' ROW), as dedicated by plat of Windhaven Parkway from Standridge Drive to Josey Lane ROW Dedication, recorded in Cabinet Y, Page 644, Plat Records, Denton County, Texas;

THENCE Northeasterly with the arc of a curve to the left, with the north line of said Lot 2, and the south line of said Windhaven Parkway, having a radius of 1050.00 feet, a central angle of 15°17'57", an arc length of 280.37 feet, and whose chord bears N 61°57'09" E, a distance of 279.54 feet to the west end of a 20'x20' ROW corner clip, dedicated by said plat of Discovery at the Realm Addition, Phase 2, at the intersection of said Windhaven Parkway, and Lady Tessala Avenue (41' ROW), as dedicated by plat of Castle Hills-Phase 10 Lewisville Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2019-61, Plat Records, Denton County, Texas;

THENCE N 83°38'18" W, with said corner clip, a distance of 29.44 feet to the east end thereof;

THENCE with the west line of said Lady Tessala Avenue, the following courses and distances:

S 41°02'01" E, a distance 20.01 feet;

Southeasterly with the arc of a tangent curve to the left, having a radius of 270.50 feet, a central angle of 17°17'07", an arc length of 81.61 feet, and whose chord bears S 49°40'34" E, a distance of 81.30 feet;

S 58°19'07" E, a distance of 140.98 feet;

Southeasterly with the arc of a tangent curve to the right, having a radius of 229.50 feet, a central angle of 26°15'39", an arc length of 105.19 feet, and whose chord bears S 45°11'18" E, a distance of 104.27 feet;

S 32°03'29" E, a distance of 202.88 feet;

Southeasterly with the arc of a tangent curve to the right, having a radius of 250.00 feet, a central angel of 57°35'38", an arc length of 251.30 feet, and whose chord bears S 03°15'40" E, a distance of 240.85 feet;

S 25°32'09" W, a distance of 43.74 feet to the southeast corner of said Lot 2;

THENCE S 63°04'55" W, with the south line of said Lot 2, a distance of 326.27 feet at the southwest corner thereof, same being the southeast corner of Lot 3X, Block A, of said Discovery at the Realm Addition, Phase 2;

THENCE N 26°53'25" W, with the west line of said Lot 2, and the east line of said Lot 3X, passing at a distance of 169.10 feet the northeast corner of said Lot 3X, same being the southeast corner of said Lot 1R, continuing with the east line thereof a total distance of 458.70 feet;

THENCE continuing with the east line of said Lot 1R and the west line of said Lot 2 the following courses and distances:

S 62°49'22" W, a distance of 99.84 feet;

N 26°53'24" W, a distance of 71.78 feet;

N 60°15'02" E, a distance of 90.58 feet;

N 29°44'58" W, a distance of 109.00 feet;

S 60°15'02" W, a distance of 18.26 feet;

S 74°16'23" W, a distance of 2.18 feet;

S 88°17'44" W, a distance of 12.02 feet;

N 01°42'16" W, a distance of 75.12 feet;

N 20°23'53" W, a distance of 58.09 feet to the **POINT OF BEGINNING** and containing 7.460 acres of land

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

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BRIGHT REALTY
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LEWISVILLE, TEXAS 75056

Aura Windhaven
7.460 ACRES
in the B. Schoonover and A. Singleton
Survey Abstract 1209 & 1138
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	BRL24004
FILENAME	BRL24004 ZONING EXHIBIT 2.DWG
CHECKED BY	JB
DRAWN BY	MB
SCALE	60 Scale
DATE	03/12/2025

SHEET

ZP

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