

LEGAL DESCRIPTION

TRACT 1
3.175 Acres

BEING all that certain lot, tract or parcel of land situated in the S. M. Haydon Survey, Abstract No. 537, City of Lewisville, Denton County, Texas, and being a portion of that certain called 10.01092 acre tract of land described in deed to Kenneth Ray Harcrow and wife Fay Elizabeth Harcrow recorded in Volume 2694, Page 415 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch square tube found in the east line of Barfknecht Lane in the north line of said Harcrow tract at the northeast corner of that certain tract of land described in deed to the City of Lewisville, Texas, recorded in Volume 4267, Page 2225 of the Real Property Records of Denton County, Texas, and the southeast corner of that certain tract of land described in deed to the City of Lewisville, Texas, recorded in Volume 4450, Page 598 of the Real Property Records of Denton County, Texas, and being in the south line of that certain tract of land described in deed to Michael R. Cooper Revocable Trust, recorded under Document No. 2010-122380 in the Official Public Records of Denton County, Texas;

THENCE N 89°11'50" E, with the south line of said Cooper tract a distance of 474.47 feet to a ½ inch capped rebar set stamped "G & A Consultants";

THENCE S 01°58'20" E, over, across and through said Harcrow tract a distance of 352.31 feet to a ½ inch capped rebar set stamped "G & A Consultants", in the north line of said Harcrow tract and being in the north line of that certain tract of land described in deed to Paul Barfknecht recorded in Volume 360, Page 194 of the Deed Records of Denton County, Texas;

THENCE S 89°38'00" W, with the north line of said Barfknecht tract, a distance of 47.65 feet to a ½ inch rebar found at the northwest corner thereof, and being the northeast corner of that certain tract of land described in deed to Camelot Landfill TX LP recorded under Clerks File No. 99-0073144 of the Real Property Records of Denton County, Texas;

THENCE S 89°28'40" W, with the north line of said Camelot Landfill tract, a distance of 332.58 feet to a ½ inch rebar found at the southeast corner of that certain tract of land described in deed to Michael Mahoney recorded under Document No. 2006 110082 of the Official Public Records of Denton County, Texas;

THENCE N 01°58'20" W, with the east line of said Mahoney tract, a distance of 299.31 feet to a ½ inch square bar found at the northeast corner thereof;

THENCE S 89°42'40" W, with the north line of said Mahoney tract a distance of 95.09 feet to a ½ inch capped rebar found stamped "Arthur Surveying" in the east line of Barfknecht Lane at the southeast corner of said City of Lewisville tract (4267/2225) and the northeast corner of said City of Lewisville tract (4458/64);

THENCE N 01°05'00" W, with the east line of Barfknecht Lane a distance of 50.14 feet to the POINT OF BEGINNING and containing approximately 3.175 acres of land.

LEGAL DESCRIPTION

TRACT 2
5.989 Acres

BEING all that certain lot, tract or parcel of land situated in the S. M. Haydon Survey, Abstract No. 537, City of Lewisville, Denton County, Texas, and being a portion of that certain 10.01092 acre tract of land described in deed to Kenneth Ray Harcrow and wife Fay Elizabeth Harcrow recorded in Volume 2694, Page 415 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped rebar set stamped "G & A Consultants" in the south line of that certain tract of land described in deed to Michael R. Cooper Revocable Trust recorded under Document No. 2010-122380 of the Official Public Records of Denton County, Texas, and in the north line of said Harcrow tract from which a 1 inch square tube found at the northeast corner of that certain tract of land described in deed to the City of Lewisville, Texas, recorded in Volume 4267, Page 2225 of the Real Property Records of Denton County, Texas, and the southeast corner of that certain tract of land described in deed to the City of Lewisville, Texas, recorded in Volume 4450, Page 598 of the Real Property Records of Denton County, Texas, bears S 89°11'50" W, a distance of 474.47 feet;

THENCE N 89°51'30" E, with the south line of said Cooper tract a distance of 122.63 feet to a ½ inch capped rebar stamped "Arthur Surveying" found at the southeast corner thereof and the most southwest corner of Lot 1, Block A, Metro Auto Auction Dallas Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document No. 2011-41 of the Plat Records of Denton County, Texas;

THENCE N 89°51'30" E, with the south line of said Lot 1, a distance of 623.33 feet to a MAG Nail with shiner stamped "G & A Consultants" set in Holfords Prairie Road at the northeast corner of said Harcrow tract;

THENCE S 00°23'20" E, with the west line of said Harcrow tract a distance of 350.66 feet to a 5/8 inch rebar found in the north line of that certain tract of land described in deed to Paul Barfknecht recorded in Volume 360, Page 194 of the Deed Records of Denton County, Texas;

THENCE S 89°38'00" W, with the north line of said Barfknecht tract and the south line of said Harcrow tract a distance of 783.87 feet to a ½ inch capped rebar stamped "G & A Consultants" set, from which a ½ inch rebar found at the northwest corner of said Barfknecht tract bears S 89°28'40" W, a distance of 47.65 feet;

THENCE N 01°58'20" W, over, across and through said Harcrow tract, a distance of 352.31 feet to the POINT OF BEGINNING and containing approximately 5.989 acres of land.

NOTES:

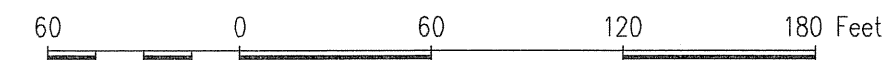
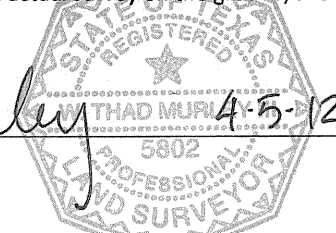
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Survey valid only with original seal and signature.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A Consultants, Inc., and the Surveyor shall not be liable for any unauthorized use hereof.
- According to Community/Panel No. 48121C0565G & 48121C0570G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding) and Flood Zone "A" (areas with no base flood elevation determined). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- No flood zone area analysis has been performed by G&A Consultants, Inc., on the subject property.

LEGEND	
RF	REBAR FOUND
CRS	CAPPED REBAR SET G&A
ASC	ARTHUR SURVEY COMPANY
P.O.B.	POINT OF BEGINNING
GUYW	GUYWIRE
PP	POWER POLE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

W. Thad Murley III, PLS
Texas Registration No. 5802



SURVEY PLAT
9.164 Acres
in the
S. M. HAYDON SURVEY, ABSTRACT NO. 537
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

G&A CONSULTANTS, INC.
SITE PLANNING CIVIL ENGINEERING PLATTING
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043 Firm No. 1798

DRAWN BY: JS/TM DATE: 04/04/12 SCALE: 1"=60' JOB. No. 12039