

LEGAL DESCRIPTION

BEING a 6.364 acre (227,225 square foot) tract of land situated in the Samuel M. Haydon Survey, Abstract Number 537, City of Lewisville, Denton County, Texas, and being all of a called 6.3422 acre tract of land described in Special Warranty Deed to Billy Myers, as recorded in Document Number 2018-101274 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 6.364 acre (227,225 square foot) tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with “damaged” cap found at the intersection of the west right-of-way line of Holfords Prairie Road (a variable width right-of-way) and the north right-of-way line of Midway Road (a variable width right-of-way);

THENCE along the said north right-of-way line of Midway Road the following bearings and distances:

South 89 degrees 54 minutes 06 seconds West, a distance of 132.95 feet to a point for corner;

North 01 degree 17 minutes 31 seconds East, a distance of 10.89 feet to a point for corner;

South 89 degrees 54 minutes 08 seconds West, a distance of 369.65 feet to a point for corner; said corner being on the east line of Lot 2R, Block A, Riverview Addition, an addition to the City of Lewisville, Denton County, Texas, as recorded in Document Number 2017-354, O.P.R.D.C.T.;

THENCE North 00 degrees 05 minutes 05 seconds East, departing the said north right-of-way line of Midway Road and along the east line of said Lot 2R, Block A, a distance of 536.92 feet to a 1/2-inch iron rod with cap stamped “PACHECO KOCH” found for corner at the northeast corner of said Lot 2R, Block A, said corner also being on the south right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE along the said south right-of-way line of State Highway 121 the following bearings and distances:

North 81 degrees 09 minutes 44 seconds East, a distance of 215.29 feet to a concrete “TXDOT” monument found;

North 84 degrees 44 minutes 14 seconds East, a distance of 160.50 feet to a concrete “TXDOT” monument (“broken”) found for corner at the north end of a right-of-way corner clip at the intersection of said south right-of-way line of State Highway 121 and the said west right-of-way line of Holfords Prairie Road;

THENCE South 48 degrees 05 minutes 46 seconds East, along said right-of-way corner clip, a distance of 161.00 feet to a 1/2-inch iron rod ("leaning") found for corner at the south end of said right-of-way corner clip;

THENCE South 01 degree 04 minutes 46 seconds East, along the said the west right-of-way line of Holfords Prairie Road, a distance of 487.30 feet;

POINT OF BEGINNING AND CONTAINING 6.364 acres (227,225 square foot) of land, more or less.