

**METES AND BOUNDS**  
**PART OF LOT 4R, BLOCK A**  
**CASTLE HILLS GOLF COURSE**  
**2.577 ACRES**  
**TRACT 2**

**BEING** all that certain lot, tract, or parcel of land, situated in the James Dooley Survey, Abstract Number 343, City of Lewisville, Denton County, Texas, and being in the part of Lot 4R, Block A, Castle Hills Golf Course, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2012-290, Plat Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at the southwest corner of Lot 2B, Block A, of said Castle Hills Golf Course plat, same being the northwest corner of Lot 8, Block A, of said Castle Hills Golf Course plat, and being in the southeast line of Lot 3, Block A, of said Castle Hills Golf Course plat;

**THENCE** S 65°58'56" E, with the south line of said Lot 2B, and the north line of said Lot 8, passing at a distance of 400.00 feet, the northeast corner thereof, same being a point in the west line of said Lot 4R, continuing with the south line of said Lot 2B, and the west line of said Lot 4R, a total distance of 521.79 feet;

**THENCE** N 76°15'49" E, with the south line of said Lot 2B, and the west line of said Lot 4R, a distance of 201.41 feet to the southeast corner of said Lot 2B;

**THENCE** N 39°49'20" E, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 54.71 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** N 39°49'20" E, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 239.58 feet;

**THENCE** N 47°14'38" W, with the east line of said Lot 2B, and the west line of said Lot 4R, a distance of 314.93 feet;

**THENCE** over, across and through said Lot 4R the following eleven (11) calls:

N 68°07'05" E, a distance of 203.03 feet;

S 65°49'21" E, a distance of 18.85 feet;

S 21°55'58" E, a distance of 122.43 feet;

N 68°03'54" E, a distance of 30.08 feet;

S 21°56'06" E, a distance of 174.97 feet;

N 67°58'44" E, a distance of 162.16 feet;  
S 22°01'16" E, a distance of 178.00 feet;  
S 67°58'44" W, a distance of 300.77 feet;  
N 22°00'01" W, a distance of 122.28 feet;  
S 51°02'13" W, a distance of 185.12 feet;  
N 38°57'47" W, a distance of 24.30 feet to the **POINT OF BEGINNING** and  
containing approximately 2.577 acres of land.