

**FIELD NOTES DESCRIPTION:**

**BEING** a 5.420 acre tract of land situated in the Philmon Higgins Survey, Abstract Number 525, Denton County, Texas, and being all that certain tract of land described by deed to Paul Barfknecht, recorded in Volume 360, Page 194, Deed Records, Denton County, Texas (D.R.D.C.T.), and being all that certain tract of land described by deed to James William Barfknecht, recorded in Volume 670, Page 100, D.R.D.C.T., and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for corner being the northwest corner of the herein described tract, same point being the northwest corner of said Barfknecht tract (Vol. 360, Pg. 194), and being the northeast corner of a tract of land described by deed to Camelot Landfill TX, L.P., recorded in Volume 4383, Page 742, D.R.D.C.T., same point being in the south line of a tract of land described by deed to Pathfinder Sports, LLC., recorded under Instrument Number 2022-48639, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

**THENCE** North 89 degrees 33 minutes 17 seconds East, a distance of 47.28 feet to a 5/8 inch iron rod with cap stamped "Adams Surveying" found for corner being the southeast corner of said Pathfinder Sports tract, same point being the most southerly southwest corner of Lot 1R, Block A of Metro Auto Auction Dallas Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2014-164, Plat Records, Denton County, Texas (P.R.D.C.T.);

**THENCE** North 89 degrees 06 minutes 30 seconds East, with the south line of said Lot 1R, a distance of 524.52 feet to a 1/2 inch iron rod found for corner being the northwest corner of said Barfknecht tract (Vol. 670, Pg. 100);

**THENCE** South 88 degrees 44 minutes 40 seconds East, with the south line of said Lot 1R and the north line of said Barfknecht tract (Vol. 670, Pg. 100), a distance of 109.19 feet to a 1/2 inch iron rod found for corner being the northeast corner of said Barfknecht tract (Vol. 670, Pg. 100);

**THENCE** South 89 degrees 07 minutes 35 seconds East, with the south line of said Lot 1R and the north line of said Barfknecht tract (Vol. 670, Pg. 100), a distance of 150.21 feet to a 5/8 inch iron rod found for corner being the northeast corner of said Barfknecht tract (Vol. 360, Pg. 194);

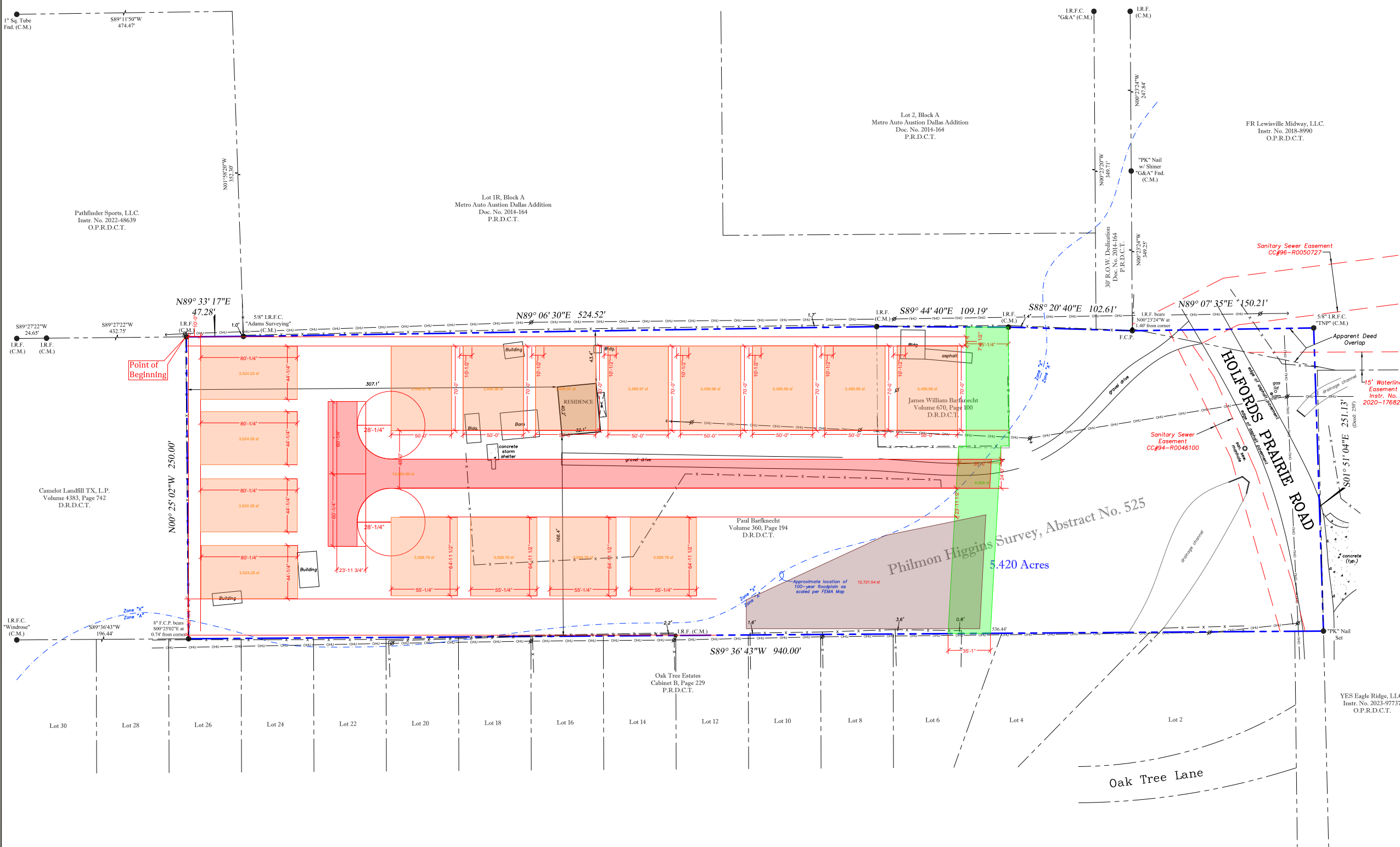
**THENCE** South 88 degrees 20 minutes 40 seconds East, passing the southeast corner of said Lot 1R, and continuing on for a total distance of 102.61 feet to a metal fence post for corner, from which 1/2 inch iron rod found for the most westerly southwest corner of a tract of land described by deed to FR Lewisville Midway, LLC., recorded under Instrument Number 2018-8990, O.P.R.D.C.T. bears North 00 degrees 23 minutes 24 seconds West at 1.40 feet;

**THENCE** North 89 degrees 07 minutes 35 seconds East, passing over and across Holfords Prairie Road, and continuing on for a total distance of 150.21 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner being the northeast corner of said Barfknecht tract (Vol. 360, Pg. 194);

**THENCE** South 01 degrees 51 minutes 04 seconds East, passing the northeasterly edge of said Holfords Prairie, and continuing on for a total distance of 251.13 feet to a "PK" Nail set for corner being the southeast corner of said Barfknecht tract (Vol. 360, Pg. 194);

**THENCE** South 89 degrees 36 minutes 43 seconds West, passing at 536.44 feet a 1/2 inch iron rod found for the northwest corner of Lot 12 and the northeast corner of Lot 14 of Oak Tree Estates, an addition to the City of Hebron, Denton County, Texas, according to the plat thereof recorded in Cabinet B, Page 229, P.R.D.C.T., and continuing on for a total distance of 940.00 feet to an ell corner of said Camelot Landfill tract, same point being the southwest corner of said Barfknecht tract (Vol. 360, Pg. 194), and being in the north line of Lot 26 of said Oak Tree Estates, from which an 8" wood fence post bears South 00 degrees 25 minutes 02 seconds East at 0.74 feet;

**THENCE** North 00 degrees 25 minutes 02 seconds West, with an east line of said Camelot Landfill tract, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 5.420 acres of land.



**NOTES**

- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4302, NAD83 (U.S. Feet).

**Boundary Survey**

... Holfords Prairie Road,  
The Colony, Texas

132 W. Main Street, Suite 200  
Lewisville, TX 75057  
Ph: 972.438.8141  
Fax: 972.739.9361

Freedom Title Co. (L.P. No. 24089996) (L.S. & 24070000) (L.S.)  
Fieldwork Date: 03/25/2024 Party Chief: BH  
Job No.: 202403128 Tech: JJ

**FLOOD NOTE:** It is my opinion that the property described hereon partially lies within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 480195 0365 G & H79 G, present Effective Date of Map, April 18, 2011, herein property lies within Zone "X" Unshaded.

**SURVEYORS CERTIFICATION:**  
The undersigned does hereby certify that this survey and the data made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way that have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the L.P. Number referenced hereon. Any other use is prohibited and at user's risk.

April 10, 2024

**Old Town Surveying, LLC.**  
Professional Land Surveyors  
110 Old Town Park Circle, Suite 120, Lewisville, Texas 75057  
Ph: 469.293.8079 info@oldtownsurveying.com  
TFRN Number: 10194611

40 0 20 40

SCALE: 1" = 40' INCORRECT SCALE - ACTUAL SCALE IS 1" = 30'

**LEGEND:**

---	Boundary Line	C.M.
---	Overhead Utility Line	Controlling Monument
---	Underground Utility Line	I.R.F.
---	Fence Line	1/2" Iron Rod Found
---	(G post)	(unless otherwise noted)
---	Utility box/tier	I.P.F.
---	Water Meter	1/2" Iron Pipe Found
---	Utility Pole	L.R.S.
---		1/2" Iron Rod Set
---		"Old Town Surveying" (Site #)