

## **TRACT 1**

**BEING** a 0.932 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County, Texas and being a portion of a tract of land described in General Warranty Deed to Teresa Rather, LLC recorded in Instrument Number 2024-46876 Official Public Records Denton County Texas (OPRDCT) as determined from a survey by Desiree Hurst, RPLS 6230 on September 4, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

**BEGINNING** at a set 1/2" iron rod with a cap stamped "ypassociates.com" having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060577.3 and Easting 2432639.0, in the East line of said Rather tract and in the South line of a tract of land described in Deed to Active Organics, Inc. recorded in Instrument Number 2012-147800 OPRDCT at the Northeast corner of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 OPRDCT and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 337 Deed Records Denton County Texas (DRDCT) and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT, from which a found iron rod at the Northwest corner of said Corona tract bears South 89° 14' 46" West, for a distance of 263.86 feet;

**THENCE** North 00° 14' 24" East, along said Boundary Line Agreement Line, for a distance of 22.00 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" at the Northwest corner of said Rather tract and at an ell corner of said Active Organics tract;

**THENCE** North 89° 14' 46" East, continuing along said Boundary Line Agreement Line, passing a found 5/8" iron rod at the Southeast corner of said Active Organics tract and the Southwest corner of Lot 3, Block A WRN Creekside Development an Addition to the City of Lewisville recorded in Instrument Number 2015-189 Plat Records, Denton County, Texas (PRDCT) at a distance 55.43 feet and continuing for a total distance of 82.36 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" at the Northeast corner of said Rather tract and the Northwest corner of Lot 1, Block A Tyson Estates an Addition to the City of Lewisville recorded in Instrument Number 2001-101054 (Cabinet U, Page 31) PRDCT from which a 3/8" iron rod bears South 01° 15' 18" a distance of 3.60 feet and a 1" iron pipe bears North 08° 10' 27" West 3.94 feet;

**THENCE** South 01° 15' 18" East, passing the Southwest corner of said Lot 1 Tyson Estates at a distance of 484.77 feet continuing for a total distance of 489.77 feet to a set 1/2" iron

rod with a cap stamped "ypassociates.com" in the North line of Bennet Lane, a variable width right-of-way, recorded in Volume 722, Page 587 DRDCT;

**THENCE** South 88° 47' 00" West, along said North line, for a distance of 82.70 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" in the west line of said Corona tract;

**THENCE** North 01° 17' 01" West, for a distance of 468.44 feet to the **POINT OF BEGINNING** and containing 0.932 acres of land, more or less.

## **TRACT 2**

**BEING** a 1.361 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County, Texas and being all of Lot 1, Block A Tyson Estates an Addition to the City of Lewisville recorded in Instrument Number 2001-101054 (Cabinet U, Page 31) Plat Records, Denton County, Texas (PRDCT) as determined from a survey by Desiree Hurst, RPLS 6230 on September 4, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod "RPLS 3963" having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060389.4 and Easting 2432848.6, in the East line of said Lot 1 at the Southwest corner of a tract of land described in Special Warranty Deed to The Ronald M. Noblitt and Alice Dianne Noblitt Revocable Living Trust recorded in Instrument Number 2017-5495 Official Public Records, Denton County, Texas and being further described in Volume 4709, Page 823 Deed Records, Denton County, Texas (DRDCT) and at the Northwest corner of Lot 1, Block A W.S. Williamson Addition, an addition to the City of Lewisville recorded in Cabinet N, Slide 216 PRDCT;

**THENCE** South 01° 01' 47" East, for a distance of 271.10 feet to a set 1/2" iron rod stamped "ypassociates.com" in the North line of Bennett Lane, variable width right-of-way, recorded in said Tyson Estates and in Volume 722, Page 559 DRDCT, at the Southeast corner of said Lot 1 Tyson Estates from which a found "X" cut bears South 01° 01' 47" East 1.44 feet;

**THENCE** South 88° 47' 00" West, along said North line, for a distance of 121.38 feet to a set 1/2" iron rod stamped "ypassociates.com" at the Southwest corner of said Lot 1 Tyson Estates;

**THENCE** North 01° 15' 18" West, for a distance of 484.77 feet to a set 1/2" iron rod stamped "ypassociates.com" in the South line of Lot 3, Block A WRN Creekside Development an Addition to the City of Lewisville recorded in Instrument Number 2015-189 PRDCT at the

Northwest corner of said Lot 1 Tyson Estates at the Northeast corner of a tract of land described in General Warranty Deed to Teresa Rather, LLC recorded in Instrument Number 2024-46876 Official Public Records Denton County Texas (OPRDCT) and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 343 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT from which a 3/8" iron rod bears South 01° 15' 18" a distance of 3.60 feet and a 1" iron pipe bears North 08° 10' 27" West 3.94 feet;

**THENCE** North 89° 14' 46" East, along said Boundary Line Agreement Line and the South line of said Lot 3, for a distance of 123.60 feet to a point a set 1/2" iron rod stamped "ypassociates.com" at the Northeast corner of said Tyson Estates and the Northwest corner of said Noblitt tract;

**THENCE** South 00° 56' 43" East, for a distance of 212.67 feet to **POINT OF BEGINNING** and containing 1.361 acres of land, more or less.

## **METES AND BOUNDS DESCRIPTION:**

### **TRACT 1**

**BEING** a 2.867 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County and being part of a tract of land described in Deed to Eduardo Ortuno and Ana Ortuno recorded in Instrument Number 2020-161851, Official Public Records Denton County Texas (OPRDCT) (being the same tract of land described in Deed to W.G. Fipps and wife Malva Fipps recorded in Volume 370, Page 456 Deed Records Denton County Texas (DRDCT)) as determined from a survey by Desiree Hurst, RPLS 6230 on July 25, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060570.4 and Easting 2432110.2, in the East right-of-way line of Yates Street, a variable width right-of-way, recorded in Volume 823, Page 690 and 823, Page 690 DRDCT at the Northwest corner of said Ortuno tract and the Southwest corner of a tract of land described in Deed to Active Organics, Inc. in Instrument Number 2012-147800 OPRDCT;

**THENCE** North 89° 14' 46" East, a distance of 265.15 feet at the Northeast corner of said Ortuno tract and the Northwest corner of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 OPRDCT and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 355 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT;

**THENCE** South 01° 27' 27" East, a distance of 470.57 feet to a set 1/2" iron rod stamped "ypassociates.com" in the North right-of-way line of Bennett Lane, a variable width right-of-way, recorded in Volume 722, Page 587; Volume 728, Pages 514, 565, 568, 559 DRDCT and Instrument Number 2016-2099 and Instrument Number 2024-428 OPRDCT;

**THENCE** South 88° 47' 00" West, with said North right-of-way line, for a distance of 264.49 feet to a 1/2" iron rod set stamped "ypassociates.com" in the West line of said Ortuno tract at the intersection of said North right-of-way line of Bennett Lane and said East right-of-way line of Yates Street;

**THENCE** North 01° 32' 07" West, with said East line, for a distance of 472.72 feet to the **POINT OF BEGINNING** and containing 2.867 acres of land, more or less.

## **TRACT 2**

**BEING** a 2.926 acre tract of land situated in the Edmund Aday Survey, Abstract No. 11, City of Lewisville, Denton County and being part of a tract of land described in Deed to Rafael Corona and Alfredo Corona, Jr. recorded in Document Number 2024-102694 Official Public Records Denton County Texas (OPRDCT) as determined from a survey by Desiree Hurst, RPLS 6230 on July 25, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) and being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7060573.9 and Easting 2432375.2, at the Northwest corner of said Corona tract and at the Northeast corner of a tract of land described in Deed to Eduardo Ortuno and Ana Ortuno recorded in Instrument Number 2020-161851 OPRDCT (being the same tract of land described in Deed to W.G. Fipps and wife Malva Fipps recorded in Volume 370, Page 456 Deed Records Denton County Texas (DRDCT)) and being in the common line of a Boundary Line Agreement recorded in Volume 1079, Page 355 DRDCT and in an affidavit for said Boundary Line Agreement in Volume 1101, Page 433 DRDCT

**THENCE** North 89° 14' 46" East, a distance of 263.86 feet to a set 1/2" iron rod set with a cap stamped "ypassociates.com" at the Northeast corner of said Corona tract and in the East line of a tract of land described in Deed to Teresa Rather LLC recorded in Instrument Number 2024-46876 OPRDCT;

**THENCE** South 01° 17' 01" East, passing a 1/2" iron rod set stamped "ypassociates.com" at a distance of 468.44 feet in the North line of a Road Easement recorded in Volume 721, Page 667, DRDCT and continuing for a total distance of 483.44 feet to a point at the Southeast corner of said Corona tract in Bennett Lane, a variable width right-of-way, recorded in Volume 722, Page 587; Volume 728, Pages 514, 565, 568, 559 DRDCT and Instrument Number 2016-2099 and Instrument Number 2024-428 OPRDCT;

**THENCE** South 88° 47' 00" West, for a distance of 262.37 feet to a point at the Southwest corner of said Corona tract;

**THENCE** North 01° 27' 27" West, passing a 1/2" iron rod set stamped "ypassociates.com" at a distance of 15.00 feet in the North Right-of-Way line of said Bennett Lane and continuing for a total distance of 485.57 feet to the **POINT OF BEGINNING** and containing 2.926 acres of land, more or less.