

# METES AND BOUNDS DESCRIPTION

## Combined Tract

BEING a tract of land situated in the S. Haydon Survey, Abstract No. 537, City of Lewisville, Denton County, Texas, being all of a tract conveyed to Hairadin Investment Group, Ltd., by deed recorded in Document No. 2006-106763 of the Official Public Records, Denton County, Texas (OPRDCT), and all of Lot 1, Block A, Hurst Industrial Park Addition, recorded in Document No. 2010-30, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

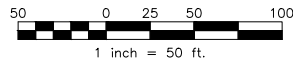
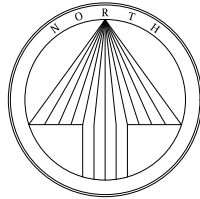
BEGINNING at a 1/2" iron rod with plastic cap found on the south line of State Highway 121, a variable width public right-of-way, for the northeast corner of Lot 1, Block A, Hurst Industrial Park Addition, and for the northwest corner of Lot 3, Block A, 121/544 Addition, recorded in Document No. 2018-206 PRDCT;

THENCE S 02°24'08" W, 795.13 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Midway Road, a public road;

THENCE S 89°26'31" W, 382.71 feet along the north line of Midway Road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of a tract conveyed to CC HWY 121 Lewisville LLC, recorded in Document No. 2024-80157 OPRDCT;

THENCE N 00°51'00" W, 731.77 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the south line of said highway;

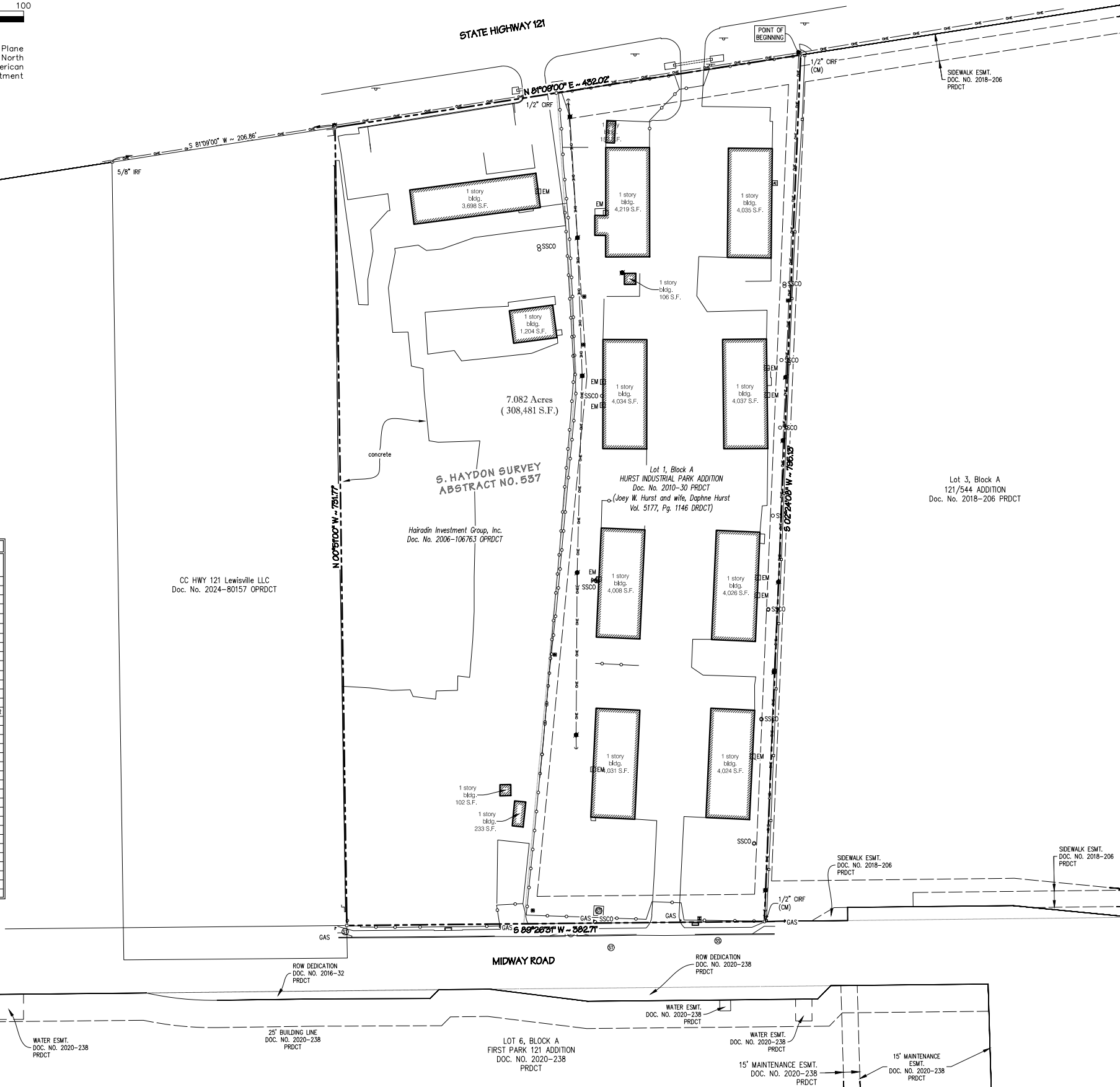
THENCE N 81°09'00" E, 432.02 feet along the south line of said highway to the POINT OF BEGINNING with the subject tract containing 308,481 square feet or 7.082 acres of land.



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

Drawing: G:\2025\_0805\25-355 CP Midway Phase 2\SURVEY\DWG\25-355 Survey.dwg Saved By: Edwin Show Time: 2/13/2026 9:07:39 AM Plotted by: Edwin Plot Date: 2/13/2026 8:15 AM

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
○	BOLLARD
—	SIGNPOST
♿	HANDICAP PARKING
⊕	FIRE HYDRANT
●	GAS MARKER
⊕	UTILITY RISER
⊕	GROUND LIGHT
UGL	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
TSP	TRAFFIC SIGNAL POLE
TSCB	TRAFFIC SIGNAL CONTROL BOX
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
■	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



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BEGINNING at a 1/2" iron rod with plastic cap found on the south line of State Highway 121, a variable width public right-of-way, for the northeast corner of Lot 1, Block A, Hurst Industrial Park Addition, and for the northwest corner of Lot 3, Block A, 121/544 Addition, recorded in Document No. 2018-206 PRDCT;

THENCE S 02°24'08" W, 795.13 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Midway Road, a public road;

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**PRELIMINARY SURVEY FOR REVIEW AND COMMENTS**  
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown hereon.  
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

### SURVEYOR'S CERTIFICATE

To: Hairadin Investment Group, Inc., Joey W. Hurst and wife, Daphne Hurst, and their respective successors and assigns:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 2/2/26.  
Date of Plat or Map: 2/12/26



Darren K. Brown, RPLS 5252  
No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48121C0570G, effective on 4/18/2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

**SPIARS**  
ENGINEERING & SURVEYING  
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website

**ALTA/NSPS LAND TITLE SURVEY**  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS  
CP Midway Phase 2

Issue Dates:	
2/12/26	
Date	
Revisions	
Scale:	1" = 50'
Drawn By:	ED
Checked By:	DKB
Sheet	1
of	1
JOB #	25-355