

APPENDIX D
Geographic Limits of Subareas
SUBAREA 1

EXHIBIT A-METES AND BOUNDS DESCRIPTION
23.94 ACRES

**IN THE SAMUEL H. HAYDEN SURVEY, A-537, THE J. E. MCWHORTER SURVEY,
A-1690, AND THE B.B.B.&C.R.R. CO. SURVEY, A-180
CITY OF LEWISVILLE ETJ, DENTON COUNTY, TEXAS**

All that certain 23.94 acres of land, out of Tract A-38.869 acre tract described in the deed to BRECO Lands CH LLC. (formerly Castle Hills Property Company), recorded in Document Number 2006-153339 in the Public Records of Denton County, Texas (P.R.D.C.T.), in the Samuel H. Hayden Survey, A-537, the J. E. McWhorter Survey, A-1690, and the B.B.B. & C.R.R. CO. Survey, A-180, City of Lewis ETJ, Denton County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 5/8" iron rod capped stamped "ADAMS SURVEY" found for the southeast corner of the 12.013 acre tract conveyed to Miramar Castle Hills Partners, L.P. through deed recorded in document number 2018-48595, P.R.D.C.T., and common to the southwest corner of the herein described tract, and in the north right of way Midway Road (60' right of way.);

THENCE North 00° 39' 46" West – 880.33' to the northeast corner of said 12.013 acre tract, common to the northwest corner of the herein described tract, and in the south right of way of S.H. Business 121 (variable width right of way), from which a 5/8" iron rod found for the northwest corner of said 38.869 acre tract bears South 81° 07' 55" West – 610.96';

THENCE North 81° 07' 55" East – 738.28', along the south right of way of said S.H. Business 121 to the northwest corner of Lot 1, Block A, 121/544 Addition, recorded in Document Number 2013-301 P.R.D.C.T., common to the northerly most corner of the herein described tract;

THENCE South 08° 52' 11" East – 239.88', along the common line of said Lot 1, Block A and the herein described tract, to the southwest corner of said Lot 1, Block A, 121/544 Addition;

THENCE North 81° 07' 43" East – 342.20', along the common line of said Lot 1, Block A, and the herein described tract to the southeast corner of said Lot 1, Block A, 121/544 Addition, in the west right of way of F.M. 544 (120' right of way);

THENCE South 08° 52' 09" East – 58.13', along the west line of said F.M. 544 to a 1/2" capped iron rod stamped "HAT 2901" found for the beginning of a curve to the left having a radius of 776.20', a central angle of 37° 50' 00", and a chord bearing and distance of South 27° 49' 34" East – 503.28';

THENCE along said curve to the left, continuing along the west right of way of said F.M. 544, an arc length of 512.54' to the north corner of the west right-of-way cutback line at the intersection of said F.M. 544 and said Midway Road;

THENCE South 02° 12' 11" East – 34.77', along the west right-of-way cutback line to a 1/2" iron rod found for the south corner of said cutback line and in the north right of way of said Midway Road;

THENCE along the north right of way of said Midway Road the following courses and distances:

South 39° 20' 31" West – 28.33' to a capped 1/2" iron rod stamped "RPLS 5664" found for corner;

South 42° 59' 59" West – 83.59' to a 1/2" iron rod found for corner;

South 50° 47' 55" West – 95.56' to a 1/2" iron rod found for corner;

South 59° 07' 09" West – 95.56' to a point for corner;

South 67° 26' 23" West – 95.56' to a point for corner;

South 74° 05' 45" West – 57.37' to a 1/2" capped iron rod stamped "RPLS 5664" found for the beginning of a curve to right having a central angle of 10° 41' 58", a radius of 658.61, and a chord bearing and distance of South 81° 56' 30" West – 122.81';

Along said curve to the right, an arc distance of 122.99' to a 1/2" iron rod found for the beginning of a curve to the right having a central angle of 02° 27' 41", a radius of 670.0', and a chord bearing and distance of South 87° 51' 20" East – 28.78';

Along said curve to the right, an arc distance of 28.78' to the end of curve;

South 89° 20' 14" West – 814.83' to the POINT OF BEGINNING and containing 23.94 acres of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED NOT INTENDED FOR TITLE TRANSFER

EXHIBIT

S.H. BUSINESS 121
(VARIABLE WIDTH R.O.W.)

LOT 1, BLOCK A
121/544 ADDITION
DOC. NO. 2013-301
P.R.D.C.T.

F.M. 544
(120' R.O.W.)

23.94 ACRES

REMAINDER OF TRACT A- 38.869 ACRES
CASTLE HILLS PROPERTY COMPANY
DOC. NO. 2006-153339
P.R.D.C.T.

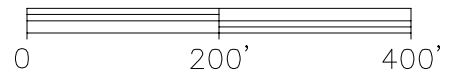
12.013 ACRES
MIRAMAR CATTLE HILLS PARTNERS, L.P.
DOC. NO. 2018-48595 P.R.D.C.T.

SAMUEL M. HAYDEN
SURVEY, A-537

MIDWAY ROAD
(CALLED 60' R.O.W.)



Graphic Scale in Feet



SCALE; 1"=200'

REVIEW PURPOSES ONLY

EXHIBIT

23.94 ACRES
REMAINDER TRACT A

IN THE SAMUEL H. HAYDEN SURVEY A-537
CITY OF LEWISVILLE ETJ, DENTON COUNTY, TEXAS

ISSUE DATE: 10/11/2018

SCALE: 1"=200'

PROJECT NO.: 058-024-51

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

SUBAREA 2

LAND DESCRIPTION

Being a tract of land situated in the B.B.B. & C.R.R. Survey Abstract No. 180, Denton County, Texas and being a tract of land as described in Special Warranty Deed to **CASTLE HILLS PROPERTY COMPANY**, as recorded in County Clerk's Document No. 2006-153340 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with "HAT" cap at the intersection of the easterly right-of-way line of Farm to Market Road No. 544 (a 120 foot wide right-of-way) with the southerly right-of-way line of State Highway No. 121 (a variable width right-of-way);

THENCE North 81 degrees 07 minutes 43 seconds East, departing the easterly right-of-way line of said Farm to Market Road No. 544 and along the southerly right-of-way line of said State Highway No. 121, a distance of 131.66 feet to a 1/2 inch iron rod set with "RLS 5664" cap at the beginning of a curve to the left having a central angle of 15 degrees 30 minutes 18 seconds, a radius of 5789.48 feet and being subtended by a chord bearing of North 73 degrees 22 minutes 35 seconds East, 1,561.92 feet;

THENCE, along said curve to the left and along the southerly right-of-way line of said State Highway No. 121 in a northeasterly direction, an arc distance of 1,566.70 feet to a 1/2 inch iron rod set with "RLS 5664" cap for a corner;

THENCE South 54 degrees 37 minutes 30 seconds East, departing the southerly right-of-way line of said State Highway No. 121, a distance of 188.00 feet to a 1/2 inch iron rod set with "RLS 5664" cap on the westerly right-of-way line of State Highway No. 121 Bypass (a variable width right-of-way) and being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 29 minutes 22 seconds, a radius of 3,633.68 feet and being subtended by a chord bearing of South 27 degrees 40 minutes 32 seconds West, 1,042.14 feet;

THENCE, along said curve to the left and along the westerly right-of-way line of said State Highway No. 121 Bypass in a southwesterly direction, an arc distance of 1,045.75 feet to a 1/2 inch iron rod set with "RLS 5664" cap from which a 1/2 inch iron rod found with "HAT" cap bears South 84 degrees 36 minutes 07 seconds East, 0.31 feet;

THENCE South 22 degrees 34 minutes 52 seconds West, continuing along the westerly right-of-way line of said State Highway No. 121 Bypass, a distance of 151.81 feet to a 1/2 inch iron rod found with "HAT" cap at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 09 minutes 57 seconds, a radius of 3,645.18 feet and being subtended by a chord bearing South 15 degrees 27 minutes 53 seconds West, 201.39 feet;

THENCE, along said curve to the left and along the westerly right-of-way line of said State Highway No. 121 Bypass in a southwesterly direction, an arc distance of 201.42 feet to a 1/2 inch iron rod found with cap at the northeasterly corner of a corner clip at the intersection of the westerly right-of-way line of said State Highway No. 121 Bypass and the easterly right-of-way line of the aforementioned Farm to Market Road No. 544;

THENCE South 58 degrees 42 minutes 19 seconds West, along said corner clip, a distance of 120.96 feet to a 1/2 inch iron rod set with "RLS 5664" cap at the southwesterly corner of said corner clip;

THENCE North 76 degrees 24 minutes 37 seconds West, along the easterly right-of-way line of said Farm to Market Road No. 544, a distance of 556.08 feet to a 1/2 inch iron rod found with "RLS 5664" cap at the beginning of a curve to the right having a central angle of 67 degrees 32 minutes 18 seconds, a radius of 656.20 feet and being subtended by a chord bearing of North 42 degrees 38 minutes 28 seconds West, 729.49 feet;

THENCE, along said curve to the right and along the easterly right-of-way line of said Farm to Market Road No. 544 in a northwesterly direction, an arc distance of 773.50 feet to a 1/2 inch iron rod found with cap at the end of said curve;

THENCE North 08 degrees 52 minutes 20 seconds West, along the easterly right-of-way line of said Farm to Market Road No. 544, a distance of 297.99 feet to the **POINT OF BEGINNING** and containing 32.099 acres of land or 1,398,213 square feet, more or less.



STATE HIGHWAY No. 121 (BUSINESS)
(VARIABLE WIDTH R.O.W.)

F.M. 544
(120' R.O.W.)

32.099 ACRES
1,398,213 Sq. Ft.

CASTLE HILLS PROPERTY CO.
DOC. No. 2006-153340
D.R.D.C.T.

STATE HIGHWAY No. 121 BYPASS
(VARIABLE WIDTH R.O.W.)

PROPERTY COMPANY
106-153339
D.C.T.

MIDWAY ROAD WEST
(VARIABLE WIDTH R.O.W.)

F.M. 544
(120' R.O.W.)

CASTLE HILLS PROPERTY COMPANY
DOC. No. 2006-153340
D.R.D.C.T.

EXHIBIT

32.099 ACRES OF LAND SITUATED IN
THE B.B.B. & C.R.R. SURVEY,
ABSTRACT No. 190
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

SUBAREA 3

**METES AND BOUNDS DESCRIPTION
83.39 ACRES
HARRISON YOUNG SURVEY, A-1448 AND THE
B.B.B & C.R.R. CO. SURVEY, A-180
CITY OF LEWISVILLE ETJ, DENTON COUNTY, TEXAS**

All that certain 83.39 acres of land, which is Tract K described in a deed to Castle Hills Property Company, recorded in Document Number 2006-153340, Public Records of Denton County, Texas (P.R.D.C.T.), in the Harrison Young Survey, A-1448 and the B.B.B. & C.R.R. Co. Survey, A-180, City of Lewisville ETJ, Denton County, Texas, and described by metes and bounds as follows: (bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "HAT 2901" found for the west corner of the south right-of-way corner clip, at the intersection of F.M. 544 (120' R.O.W.) and Midway Road (60' R.O.W.)

THENCE North 80° 43' 29" East - 34.97' to a 1/2" iron rod with a cap stamped "HAT 2901" found for the east corner of said south right-of-way corner clip, in the southwest right-of-way line of said F.M. 544, which is a point on a curve to the left, having a central angle of 21° 50' 42", a radius of 776.20', and a chord bearing and distance of South 65° 28' 01" East - 294.15';

THENCE along said curve to the left, along the southwest right-of-way line of said F.M. 544, an arc distance of 295.94' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for the end of curve;

THENCE South 76° 23' 52" East - 578.24' continuing along the southwest right-of-way line of said F.M. 544, to a 1/2" iron rod with a cap stamped "HAT 2901" found for the west corner of the southwest right-of-way corner clip at the intersection of said F.M. 544 and Sam Rayburn Tollway (S.H. 121, variable width R.O.W.);

THENCE South 33° 08' 37" East - 116.57' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for the south corner of said southwest right-of-way corner clip, in the west right-of-way line of said Sam Rayburn Tollway, which is a point on a curve to the left, having a central angle of 10° 57' 18", a radius of 3633.68', and a chord bearing and distance of South 03° 54' 59" West - 693.70';

THENCE along said curve to the left, along the west right-of-way line of said Sam Rayburn Tollway, an arc distance of 694.76' to the end of curve;

THENCE South 01° 34' 36" East - 562.43' continuing along the west right-of-way line of said Sam Rayburn Tollway, to a 1/2" iron rod found for the point on a curve to the left, having a central angle of 02° 07' 25", a radius of 11474.16', and a chord bearing and distance of South 02° 38' 19" East - 425.27';

THENCE along said curve to the left, continuing along the west right-of-way line of said Sam Rayburn Tollway, an arc distance of 425.30' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for end of curve;

THENCE South 03° 41' 58" East - 438.09' continuing along the west right-of-way line of said Sam Rayburn Tollway, to the point on a curve to the right, having a central angle of 32° 05' 32", a radius of 1622.02', and a chord bearing and distance of South 12° 17' 05" West - 896.69';

THENCE along said curve to the left, continuing along the west right-of-way line of said Sam Rayburn Tollway, an arc distance of 908.52' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for end of curve;

THENCE South 28° 21' 42" West - 266.94' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for the southeast corner of the herein described tract;

THENCE South 89° 21' 57" West - 790.63' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for the southwest corner of the herein described tract;

THENCE North 00° 38' 20" West - 3202.59 to a PK nail found for the most westerly northwest corner of the herein described tract;

THENCE South 86° 56' 17" East - 5.02' to a PK nail found for corner;

THENCE South 00° 37' 35" East - 26.51' to a 1/2" iron rod found for corner;

THENCE North 89° 19' 35" East - 192.85' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for corner;

THENCE North 00° 40' 25" West - 168.27' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for corner;

THENCE North 50° 50' 32" West - 169.13' to a 1/2" iron rod with a cap stamped "HAT 2901" found for corner, in the south right-of-way line of Midway Road;

;

THENCE North 50° 49' 02" East - 70.84' along the south right-of-way line of Midway Road, to a 1/2" iron rod with a cap stamped "HAT 2901" found for corner;

THENCE North 43° 01' 28" East - 91.18' continuing along the south right-of-way line of Midway Road, to a 1/2" iron rod with a cap stamped "HAT 2901" found for corner;

THENCE North 39° 23' 20" East - 28.29' continuing along the south right-of-way line of Midway Road to the POINT OF BEGINNING and containing 83.39 acres of land.

MIDWAY ROAD

F.M. 544
(120' R.O.W.)

SAM RAYBURN TOLLWAY
(SRT)

SAM RAYBURN TOLLWAY
(SRT)

EXHIBIT

METES AND BOUNDS DESCRIPTION
83.39 ACRES
HARRISON YOUNG SURVEY, A-1448 AND THE
B.B.B & C.R.R. CO. SURVEY, A-180
CITY OF LEWISVILLE ETJ, DENTON COUNTY, TEXAS