

# ATTACHMENT 1

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the A. G. King Survey, Abstract Number 698, Denton County, Texas, and being all of Lot 5B, Block A, Elm Fork Industrial Park, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet V, Slide 499, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a PK found in concrete, at the Northeast corner of said Lot 5B, being the southeast corner of Lot 5A, Block A, of said Elm Fork Industrial Park, and being on the west line of a called 0.056 acre right-of-way dedication as shown on said plat, and being on the west line of Valley Ridge Boulevard;

THENCE Southeasterly with the arc of a curve to the left, with the east line of said Lot 5B, and with the west line of said 0.056 acre right-of-way dedication, and Valley Ridge Boulevard, having a radius of 1012.00 feet, a central angle of 01°24'00", an arc length of 24.73 feet, and whose chord bears S 39°05'48" E, a distance of 24.73 feet to a 1/2" rebar found;

THENCE S 84°47'47" E, continuing with the east line of said Lot 5B, and with south line of said 0.056 acre right-of-way dedication and west line of Valley Ridge Boulevard, a distance of 17.07 feet to a 1/2" capped rebar found stamped "G&A Consultants";

THENCE continuing with the east line of said Lot 5B, the west line of Valley Ridge Boulevard, with the arc of a curve to the left, having a radius of 1000.00 feet, a central angle of 05°58'18", an arc length of 104.23 feet, and whose chord bears S 43°28'27", a distance of 104.18 feet, to a 1/2" capped rebar found stamped "C&B Random";

THENCE continuing with the east line of said Lot 5B, the west line of Valley Ridge Boulevard, with the arc of a reverse curve to the right, having a radius of 900.00 feet, a central angel of 11°27'27", an arc length of 179.97 feet, and whose chord bears S 40°44'49" E, a distance of 179.67 feet to a 1/2" capped rebar found stamped "MCADAMS" at the southeast corner of said Lot 5B, and being the northeast corner of that certain called 11.69 acre tract of land, described in deed to Saddlebrooke Investments, Ltd, recorded in Instrument Number 2016-77815, Real Property Records, Denton County, Texas;

THENCE S 68°00'43" W, with the north line of said 11.69 acre tract, and the south line of said Lot 5B, a distance of 411.21 feet to a 1/2" capped rebar found stamped "MCADAMS" at the southwest corner thereof, being the southeast corner of Lot 5C, Block A, of said Elm Fork Industrial Park,

THENCE N 30°45'12" W, with the common line of said Lot 5B and Lot 5C, a distance of 250.40 feet to a "+" found in concrete at the northwest corner of said Lot 5B, and the southwest corner of said Lot 5A;

THENCE N 59°14'48" E, with the common line of said Lot 5B and Lot 5A, a distance of 334.88 feet to the POINT OF BEGINNING and containing approximately 2.423 acres of land.



*[Handwritten Signature]*  
4/1/2026

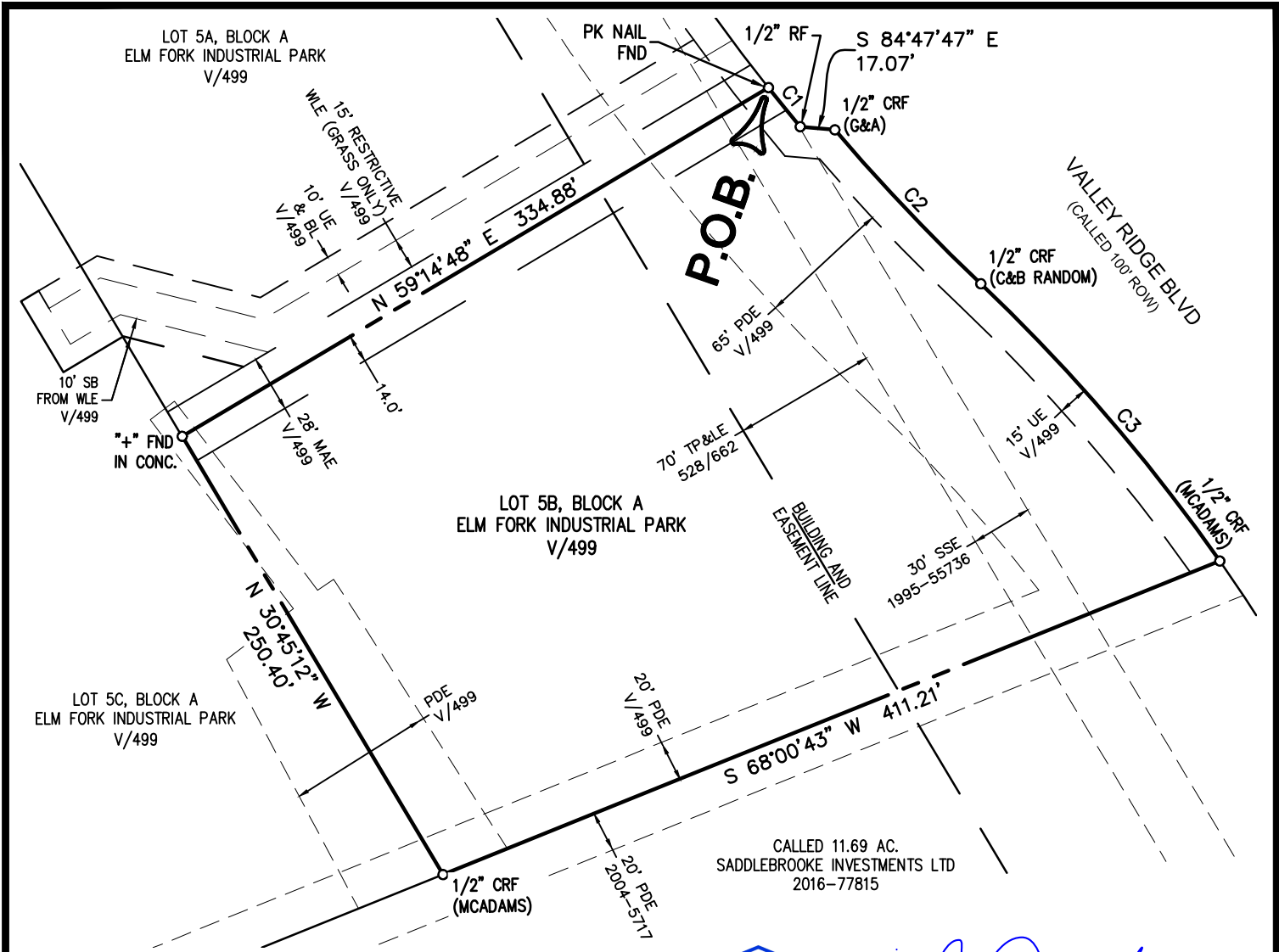
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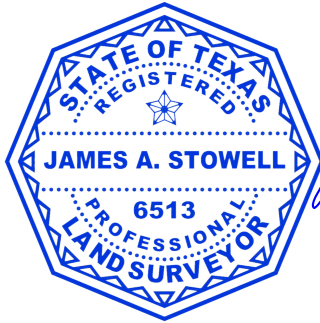
The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056  
  
phone 972. 436. 9712  
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TBPELS FIRM #  
PE:19762 RPLS: 10194440  
www.mcadamscs.com

**BOUNDARY EXHIBIT "A"**  
LOT 5B, BLOCK A  
ELM FORK INDUSTRIAL PARK  
2.423 ACRES  
A.G. KING SURVEY, ABSTRACT NO. 698  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PROJECT NO. LEW25008  
CHECKED BY JS  
DRAWN BY BC  
SCALE NTS  
DATE 3.31.2026



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1012.00'	1°24'00"	24.73'	S 39°05'48" E, 24.73'
C2	1000.00'	5°58'18"	104.23'	S 43°28'27" E, 104.18'
C3	900.00'	11°27'27"	179.97'	S 40°44'49" E, 179.67'



*[Signature]*  
4/1/2026



**LEGEND**

- RF = REBAR FOUND
- UE = UTILITY EASEMENT
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET
- MAE = MUTUAL ACCESS EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- SB = SET BACK
- TP&LE = TEXAS POWER & LIGHT EASEMENT

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed by MCADAMS on the subject property.
  - Field work performed on November 15, 2025.

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**BOUNDARY EXHIBIT "B"**  
LOT 5B, BLOCK A  
ELM FORK INDUSTRIAL PARK  
2.423 ACRES  
A.G. KING SURVEY, ABSTRACT NO. 698  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PROJECT NO. LEW25008  
CHECKED BY JS  
DRAWN BY BC  
SCALE 1"=80'  
DATE 3.31.2026

## LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the A. G. King Survey, Abstract Number 698, City of Lewisville, Denton County, Texas, and being a part of Lots 5A & 5C, Block A, Elm Fork Industrial Park, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet A, Slide 499, Plat Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a PK Nail found at the east corner of said Lot 5A, same being the north corner of Lot 5B, of said Elm Fork Industrial Park, and being in the southwest line of Valley Ridge Boulevard (called 100' ROW);

**THENCE** S 59°14'48" W, with the southeast line of said Lot 5A, and the northwest line of said Lot 5B, a distance of 334.88 feet to a "+" found in concrete at the west corner thereof, same being the south corner of said Lot 5A, and being in the east line of said Lot 5C;

**THENCE** S 30°45'12" E, with the east line of said Lot 5C, and the southwest line of said Lot 5B, a distance of 250.40 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the south corner thereof, same being the southeast corner of said Lot 5C, and being in the north line of that certain tract of land, described by deed to Saddlebrook Investments, LTD, recorded in Document Number 2016-77815, Deed Records, Denton County, Texas;

**THENCE** S 68°00'43" W, with the south line of said Lot 5C, and the north line of said Saddlebrook tract, a distance of 44.67 feet to the southwest corner of a certain Private Drainage Easement, according to said plat of Elm Fork Industrial Park;

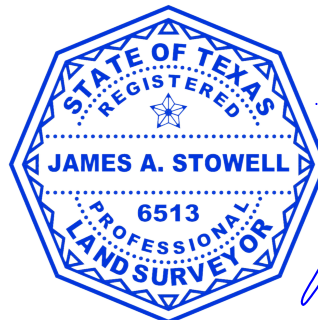
**THENCE** N 27°54'56" W, with a westerly line of said Easement, a distance of 138.53 feet;

**THENCE** N 52°52'48" E, with a westerly line of said Easement, a distance of 8.70 feet;

**THENCE** N 23°41'30" W, a distance of 119.17 feet;

**THENCE** N 59°14'48" E, passing the east line of said Lot 5C, the southwest line of said Lot 5A, and the west corner of a certain called 28' Mutual Access Easement, according to said plat of Elm Fork Industrial Park, continuing with the northwest line thereof a total distance of 347.10 feet to the north corner thereof, being in the northeast line of said Lot 5A, and being in the southwest line of Valley Ridge Boulevard;

**THENCE** southeasterly, with the northeast line of said Lot 5A, and the southwest line of Valley Ridge Boulevard, with the arc of a curve to the left, having a radius of 1012.00 feet, a central angle of 0°47'56", and an arc length of 14.11 feet, whose chord bears S 37°59'49" E, 14.11 feet to the **POINT OF BEGINNING** and containing approximately 0.299 acres of land.



*[Signature]*  
4/1/2026

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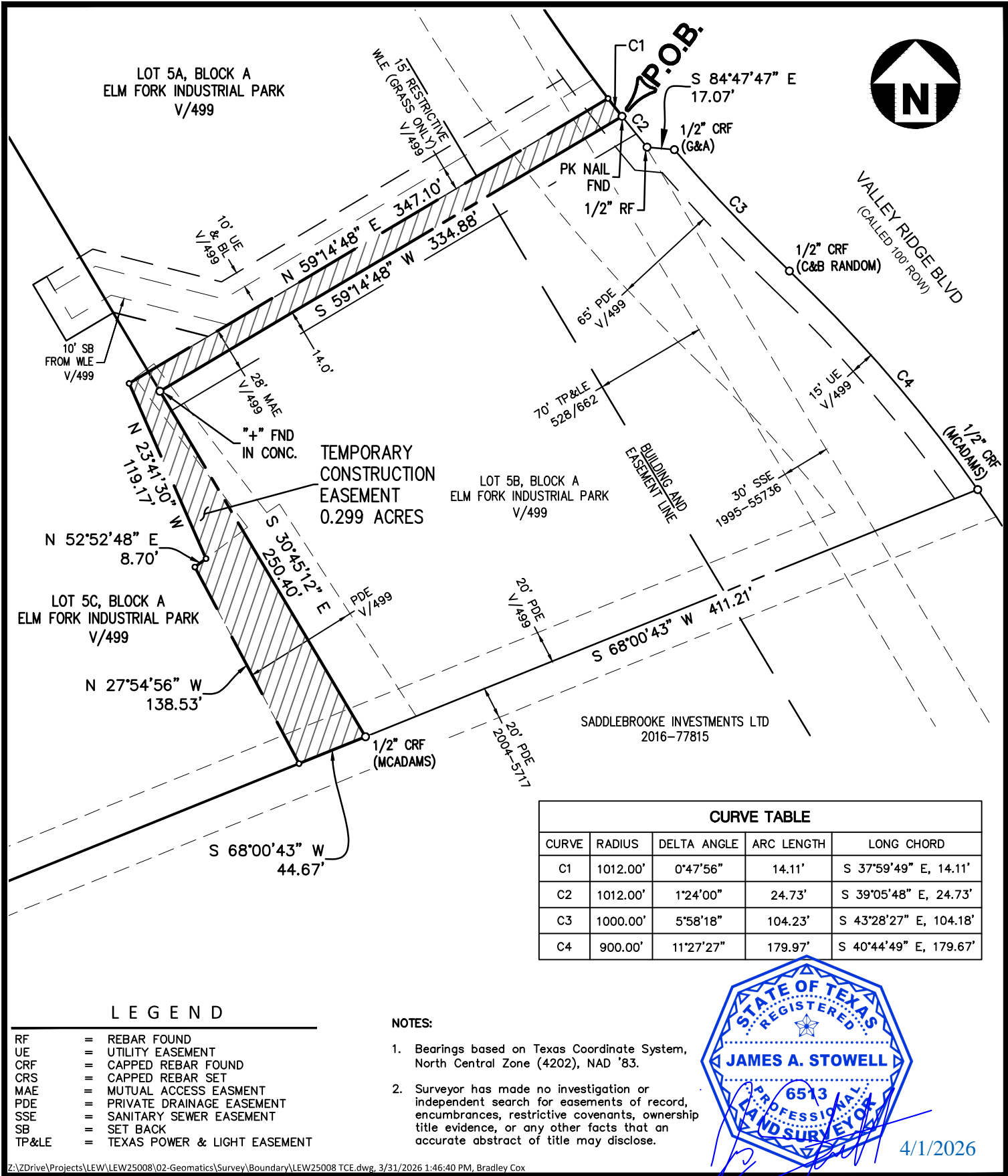


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**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**0.299 ACRES**  
**A.G. KING SURVEY, ABSTRACT NO. 698**  
**CITY OF LEWISVILLE, DENTON COUNTY, TEXAS**

PROJECT NO.	LEW25008
CHECKED BY	JS
DRAWN BY	BC
SCALE	NTS
DATE	3.31.2026



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**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**0.299 ACRES**  
A.G. KING SURVEY, ABSTRACT NO. 698  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PROJECT NO. LEW25008  
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COLLEGE

VALLEY RIDGE BLVD

1

ELM FORK INDUSTRIAL PARK LOT 5B, BLOCK A		
Parcel No.	Owner	Easement Type*
1	KENT-ANDERSON PROPERTIES, LLC	TCE
*TCE = Temporary Construction Easement		

**Legend**

-  Temporary Construction Easement
-  830 Valley Ridge Property



1" = 200'

LOCATION MAP  
FOR  
TEMPORARY CONSTRUCTION EASEMENT  
830 VALLEY RIDGE BLVD  
ELM FORK INDUSTRIAL PARK  
LOT 5B, BLOCK A