

REZONING
Legal Description

BEING a tract of land situated in the R.H. Barksdale Survey, Abstract Number 46 in the City of Lewisville, Denton County, Texas, and being a part of Lot 11R1, Block A of RIVERVIEW INDUSTRIAL PARK, LOTS 11R1-11R2, BLOCK A, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Document No. 2023-192 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being all of that tract of land described in a Special Warranty Deed to Prologis-Exchange TX 2004 LLC, recorded in Instrument Number 2021-133116, O.P. R.D.C.T., (Prologis-Exchange TX 2004 LLC now known as **Prologis, L.P.** per State of Delaware Certificate of Merger bearing SR # 20213173435, filed 09/07/2021), and being more particularly described by metes and bounds as follows:

COMMENCING at the northerly most northeast corner of said Lot 11R1 at the intersection of the south right-of-way line of Stonewall Drive (a called 60-foot wide right-of-way, recorded in Cabinet T, Page 64, P.R.D.C.T.) and the westerly right-of-way line of Huffines Boulevard (a variable width right-of-way line), and being the westerly corner of a 45 square foot corner clip dedicated by said Plat recorded in Document No. 2023-192;

THENCE South 88 degrees 55 minutes 14 seconds West, along said south right-of-way line of said Stonewall Drive and the north line of said Lot 11R1, a distance of 102.93 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 00 degrees 48 minutes 08 seconds East, departing said north and south lines and over and across said Lot 11R1, a distance of 175.00 feet to a point for the beginning of a non-tangent circular curve to the left, having a radius of 382.00 feet and a chord bearing and distance of North 84 degrees 56 minutes 06 seconds West, 359.93 feet;

THENCE Westerly along said curve to the left, and continuing over and across said Lot 11R1, through a central angle of 56 degrees 12 minutes 47 seconds, an arc distance of 374.78 feet to a point for corner;

THENCE North 00 degrees 48 minutes 08 seconds West, continuing over and across said Lot 11R1, a distance of 136.47 feet to a point for corner on said north line of Lot 11R1 and south right-of-way line of Stonewall Drive;

THENCE North 88 degrees 55 minutes 14 seconds East, along said north and south lines, a distance of 358.05 feet to the **POINT OF BEGINNING AND CONTAINING** 44,817 square feet or 1.029 acres of land, more or less.