

Parcel 6 - Castle Hills Village Center 3.9160 acres (DCFWSO 1D)

BEING part of Lot 1 and all of Lot 4, Block A of Castle Hills Village Center per final plat recorded in Cabinet U Page 789 Deed Records, Denton County, Texas (DRDCT), and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWSO No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); and being more particularly described as follows:

Lot 1

Being that portion of the Castle Hills Village Center, Lot 1, Block A, Unit 9, approximately 0.5776 acres of commercial/retail property only.

Lot 4 – 3.3384 acres

COMMENCING at the west end of a corner clip at the intersection of the southwest line of Lady of The Lake Blvd. (a 62 ft. right-of-way) with the southeast line of King Arthur Blvd. (a 62 ft. right-of-way); Thence South 88°05'30" East, along said corner clip, for a distance of 33.23 ft. to the east end of said corner clip; Thence South 43°05'30" East, along the southwest line of said Lady of The Lake Blvd., for a distance of 206.72 ft. to a point for the beginning of a circular curve to the right; Thence continuing along said southwest line, with said circular curve to the right having a central angle of 04°57'30", a radius of 269.00 ft., a tangent length of 11.65 ft., and a chord of 23.27 ft., for an arc distance of 23.28 ft. to the POINT OF BEGINNING:

1. THENCE continuing along said southwest line, with said circular curve to the right having a central angle of 37°01'32", a radius of 269.00 ft., a tangent length of 90.13 ft., and a chord length of 170.82 ft., for an arc distance of 173.83 ft. to a point for corner at the beginning of a compound curve to the right that has a central angle of 48°00'59", a radius of 640.08 feet, and a chord length of 520.86 feet;
2. THENCE along said southwest line and said curve to the right for a distance of 536.42 feet to a point at the end of said curve;
3. THENCE South 46°54'31" West, along said southwest line, for a distance of 24.16 ft. to a point for corner, said point being the most southerly corner of said Lot 4 Block A of said Village Center;
4. THENCE North 43°05'29" West, departing said southwest line and along the southwest line of said Lot 4, for a distance of 368.61 ft. to a point for corner at the most northerly of Lot 3 Block A, said point also being the most easterly corner of Lot 2 Block A;
5. THENCE North 46°54'30" East, along the southeast line of said Lot 1, for a distance of 567.99 ft. to the POINT OF BEGINNING and containing 3.3384 acres of land;
6. Total of 3.9160 acres of land; and

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BEING a tract of land situated in the James Dooley Survey, Abstract No. 343, Denton County, Texas and including all of Lot 3R-1, Block A of Castle Hills Village Center as recorded in Document No. 2013-285 in the Plat Records of Denton County, Texas (O.P.R.D.C.T) and all of Lot 3R-2R, Block A of Castle Hills Village Center as recorded in Document No. 2016-202, O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found at the east corner of the north right-of-way cutback line and the intersection of the northwest right-of-way line of Lady of the Lake Boulevard (62' R.O.W.) and the northeast right-of-way line of Lady Lore Lane (44' R.O.W.);

1. THENCE North 85°50'46" West – 18.00 feet to a 1/2 iron rod with a cap stamped "5654" found for the west corner of said north right-of-way cutback line, in the northeast right-of-way line of said Lady Lore Lane, which is also a point on a curve to the left, having a central angle of 00°49'43", a radius of 1006.00 feet and a chord bearing and distance of North 42°40'38" West -14.55 feet;
2. THENCE along said curve to the left, along the northeast right-of-way line of said Lady Lore Lane, an arc distance of 14.55 feet to a point at the end of said curve;
3. THENCE North 43°05'29" West – 240.88 feet continuing along the northeast line of said Lady Lore Lane to a point at the beginning of a curve to the left having a central angle of 02°50'20", a radius of 222.00 feet, and a chord bearing and distance of North 44°29'21" West – 10.99 feet;
4. Thence along said curve to the left, continuing along the northeast right-of-way line of said Lady Lore Lane, an arc distance of 11.00 feet to the most westerly corner of said Lot 3R-2R;
5. THENCE North 47°49'15" East – 133.11 feet along a northerly line of said Lot 3R-2R to a point for corner;
6. THENCE North 07°09'09" East – 16.00 feet continuing along a northerly line of said Lot 3R-2R to a point on a curve to the right, having a central angle of 73°33'04" a radius of 49.87 feet and a chord and bearing distance of North 35°16'57" West – 59.71 feet;
7. THENCE along said curve to the right, along a westerly line of said Lot 3R-2R an arc distance of 64.02 feet to a point for corner;
8. THENCE North 01°29'35" East – 12.81 feet along a westerly line of said Lot 3R-2R to a point for corner;
9. THENCE North 46°54'30" East – 410.61 feet along a northerly line of said Lot 3R-2R, to a point for corner, said point also being common to the common corner of Lot 1, Lot 2, and Lot 4, Block A of Castle Hills Village Center as recorded in Cabinet U, Page 789, Plat Records of Denton County, Texas;

ORDINANCE NO. 3695-07-2009

ORIGINALLY PARCEL 4

10. THENCE South $43^{\circ}05'29''$ East – 368.61 feet along the common line of said Lot 4, to an “x” cut in concrete at the common corner of said Lot 4, Block A, said “x” cut also being in the northwest right-of-way line of said Lady of the Lake Boulevard;
11. THENCE South $46^{\circ}54'31''$ West – 315.12 feet along the northwest right-of-way line of said Lady of the Lake Boulevard to a point at the beginning of a curve to the right, having a central angle of $03^{\circ}18'23''$, a radius of 969.00 feet, and a chord bearing and distance of South $48^{\circ}33'42''$ West – 55.91 feet;
12. THENCE along said curve to the right, continuing along the northwest line of said Lady of the Lake Boulevard, an arc distance of 55.92 feet to a point at the end of said curve;
13. THENCE South $50^{\circ}12'54''$ West – 190.03 feet continuing along the northwest right-of-way line of said Lady of the Lake Boulevard, to the POINT OF BEGINNING and containing 4.544 acres of land.