



ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE GEORGE HALLMARK SURVEY ABSTRACT 516, DENTON COUNTY, TEXAS AND BEING PART OF LOT 1A, MURDOCK/BURNS SUBDIVISION, AN ADDITION TO THE COUNTY OF DENTON, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET V, PAGE 258, PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1A, ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 380;

THENCE NORTH 00 DEGREES 39 MINUTES 38 SECONDS WEST WITH THE WEST LINE OF LOT 1A AND THE EAST LINE OF A TRACT DEEDED TO A. T. BOYD, RECORDED IN VOLUME 819, PAGE 135, DEED RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 444.16 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1A AND A SOUTHWEST CORNER OF LOT 3A;

THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS EAST WITH THE NORTH LINE OF LOT 1A AND A SOUTH LINE OF LOT 3A, A DISTANCE OF 196.50 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS EAST A DISTANCE OF 444.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE SOUTH LINE OF LOT 1A AND THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 380;

THENCE NORTH 87 DEGREES 46 MINUTES 30 SECONDS WEST WITH THE SOUTH LINE OF LOT 1A AND THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 380, A DISTANCE OF 196.29 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 2.00 ACRES OF LAND.

