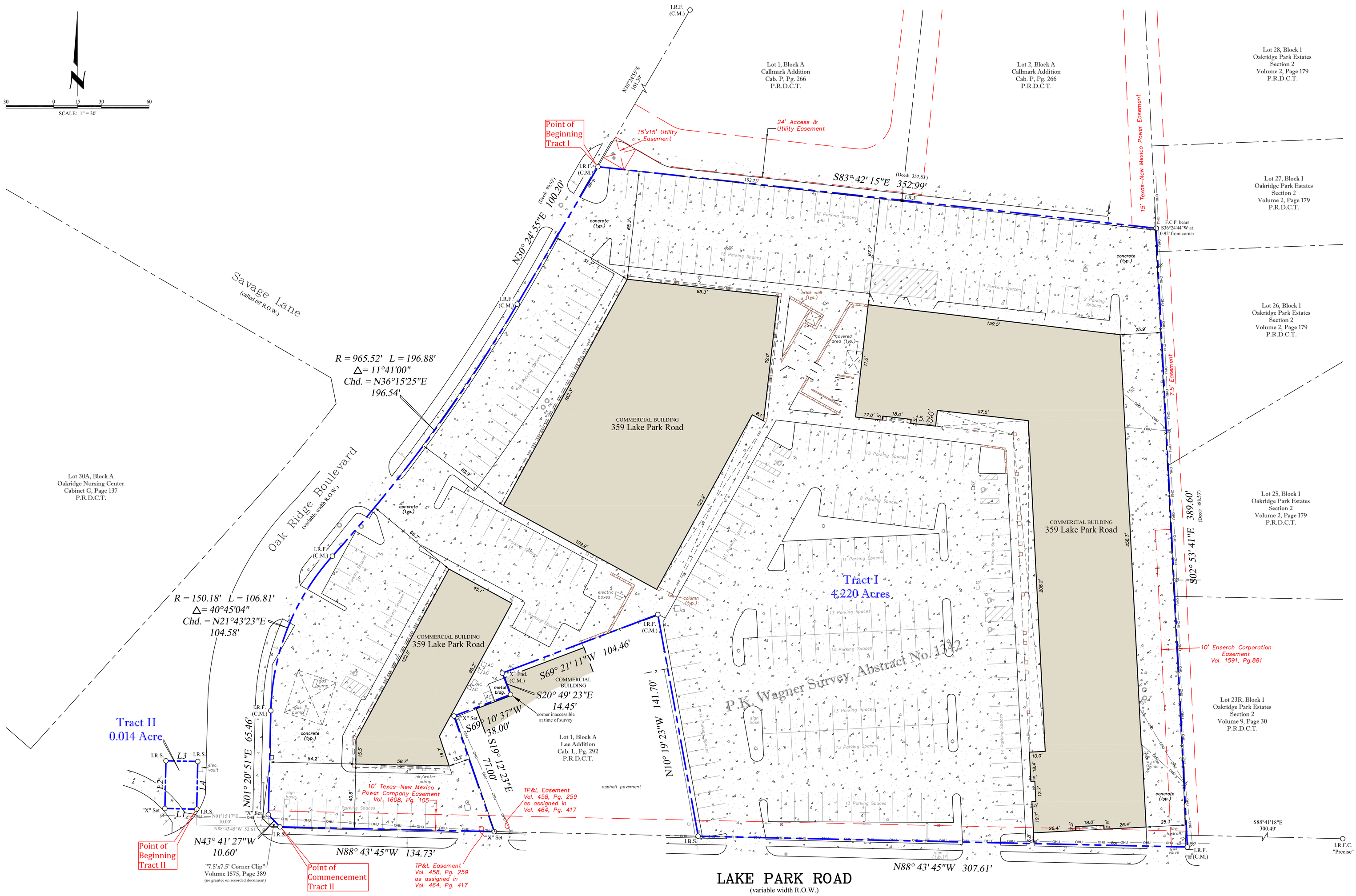

FIELD NOTES DESCRIPTION: TRACT I

BEING a 4.220 acre tract of land situated in the P.K. Wagner Survey, Abstract Number 1342, Denton County, Texas, and being a portion of that certain tract of land described as Tract I by deed to the James C. Holmes Family Trust, recorded under Document Number 2014-51927, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the northwest corner of the herein described tract, same point being the northwest corner of said James C. Holmes Family Trust tract, and being the southwest corner of Lot 1, Block A of Callmark Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 266, Plat Records, Denton County, Texas (P.R.D.C.T.), same point being in the southeasterly right-of-way line of Oak Ridge Boulevard;

THENCE South 83 degrees 42 minutes 15 seconds East, passing at 192.23 feet a 1/2 inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2, of said Block A, and continuing on for a total distance of 352.99 feet to the west line of Lot 27, Block 1 of Oakridge Park Estates, Section 2, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 179, P.R.D.C.T., same point being the southeast corner of said Lot 2, from which a fence corner post bears South 36 degrees 24 minutes 44 seconds West at 0.92 feet;

THENCE South 02 degrees 53 minutes 41 seconds East, with the west line of said Block 1, a distance of 389.60 feet to a 1/2 inch iron rod found for corner being the southeast corner of said James C. Holmes Family Trust Tract 1, same point being in the north right-of-way line of Lake Park Road;

THENCE North 88 degrees 43 minutes 45 seconds West, with said north right-of-way line of Lake Park Road, a distance of 307.61 feet to a 1/2 inch iron rod with blue cap stamped *"OLD TOWN SURVEYING"* (OTS) set for corner being the southeast corner of Lot 1, Block A of Lee Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet L, page 292, P.R.D.C.T.;

THENCE North 10 degrees 19 minutes 23 seconds West, a distance of 141.70 feet to a 1/2 inch iron rod found for corner being the northeast corner of said Lee Addition;

THENCE South 69 degrees 21 minutes 11 seconds West, a distance of 104.46 feet to a "X" found in concrete for corner being the most northerly northwest corner of said Lee Addition;

THENCE South 20 degrees 49 minutes 23 seconds East, a distance of 14.45 feet to a point for corner within a metal building being an ell corner of said Lee Addition;

THENCE South 69 degrees 10 minutes 37 seconds West, a distance of 38.00 feet to a "X" set in concrete for corner being the most westerly northwest corner of said Lee Addition;

THENCE South 19 degrees 12 minutes 23 seconds East, a distance of 77.00 feet to a "X" set in concrete for corner being in said north right-of-way line of Lake Park Road, same point being the southwest corner of said Lee Addition;

THENCE North 88 degrees 43 minutes 45 seconds West, with said north right-of-way line of said Lake Park Road, a distance of 134.73 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the southeast corner of a tract of land described as "7.5'x7.5' Corner Clip" by deed recorded in Volume 1575, Page 389, Deed Records, Denton County, Texas;

THENCE North 43 degrees 41 minutes 27 seconds West, over and across said James C. Holmes Family Trust tract, and with the northeast line of said "Corner Clip"tract, a distance of 10.60 feet to a "X" set for corner being in the east right-of-way line of said Oak Ridge Boulevard, same point being in the west line of said James C. Holmes Family Trust tract;

THENCE North 01 degrees 20 minutes 51 seconds East, with said east right-of-way line of Oak Ridge Boulevard, a distance of 65.46 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 150.18 feet;

THENCE with said east right-of-way line of Oak Ridge Boulevard, and with said curve to the right, through a central angle of 40 degrees 45 minutes 04 seconds, whose chord bears North 21 degrees 43 minutes 23 seconds East at 104.58 feet, an arc length of 106.81 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 965.52 feet;

THENCE with said east right-of-way line of Oak Ridge Boulevard, and with said curve to the left, through a central angle of 11 degrees 41 minutes 00 seconds, whose chord bears North 36 degrees 15 minutes 25 seconds East at 196.54 feet, an arc length of 196.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 30 degrees 24 minutes 55 seconds East, with said east right-of-way line of Oak Ridge Boulevard, a distance of 100.20 feet to the **POINT OF BEGINNING** and containing 4.220 acres of land.

FIELD NOTES DESCRIPTION: TRACT II

BEING a 0.014 acre tract of land situated in the P.K. Wagner Survey, Abstract Number 1342, Denton County, Texas, and being a portion of that certain tract of land described as Tract II by deed to the James C. Holmes Family Trust, recorded under Document Number 2014-51927, Official Public Records, Denton County, Texas, and being situated within the right-of-way of Oak Ridge Boulevard, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with blue cap stamped *"OLD TOWN SURVEYING"* (OTS) set for corner being the southeast corner of a tract of land described as "7.5'x7.5' Corner Clip" by deed recorded in Volume 1575, Page 389, Deed Records, Denton County, Texas;

THENCE North 88 degrees 43 minutes 45 seconds West, over and across said Oak Ridge Boulevard right-of-way, a distance of 52.61 feet to a point for corner;

THENCE North 01 degrees 15 minutes 17 seconds East, over and across said Oak Ridge Boulevard right-of-way, a distance of 10.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE North 88 degrees 44 minutes 43 seconds West, over and across said Oak Ridge Boulevard right-of-way, a distance of 20.00 feet to a "X" set in concrete for corner;

THENCE North 01 degrees 15 minutes 17 seconds East, over and across said Oak Ridge Boulevard right-of-way, a distance of 30.00 feet to a 1/2 inch iron rod with blue cap stamped 'OTS" set for corner;

THENCE South 88 degrees 44 minutes 43 seconds East, over and across said Oak Ridge Boulevard right-of-way, a distance of 20.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 01 degrees 15 minutes 17 seconds West, over and across said Oak Ridge Boulevard right-of-way, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 600 square feet or 0.014 acres of land.

Boundary Survey

NOTES

- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- Easements recorded in Volume 621, Page 151 & Volume 462, Page 332 as affected by Volume 464, Page 417 cannot be located due to ambiguous description.

Line Table		
Line #	Direction	Length
L1	N88°44'43"W	20.00'
L2	N01°15'17"E	30.00'
L3	S88°44'43"E	20.00'
L4	S01°15'17"W	30.00'

359 Lake Park Road, Lewisville, Texas

LEGEND:

- Boundary Line
- Overhead Utility Line
- Fenceline (@ post)
- Utility box/ riser
- Water Meter
- Utility Pole
- Gas Meter
- Light Pole
- Cleanout
- Grate Inlet
- Bollard
- Water Valve
- Manhole
- C.M. Controlling Monument
- I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
- I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)

FreedomTitle
3624 Long Prairie Road, Suite 101, Flower Mound, TX 75022
Ph.: 972.899.5950
Fax: 1.855.457.9992

Freedom Title Co. G.F. No. 22065555FM-BR

Fieldwork Date: 04/19/2024 | Party Chief: BH
Job No.: 20240494 | Tech: JJ

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 480195 0535 G, present Effective Date of Map, April 18, 2011, herein property lies within Zone "X" Unshaded.

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

April 23, 2024

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

Old Town Surveying, LLC.
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611