

## PROPERTY DESCRIPTION

**BEING** a tract of land situated in the P. Harmonson Survey, Abstract No. 604, Denton County, Texas and being the remainder of a tract of land described as "Tract 1" in Special Warranty Deed to Carol Ann Howsley and Mary Sue Flournoy, recorded in Volume 2016, Page 76516, Deed Records, Denton County, Texas and being the remainder of a called 6.00 acre tract of land described in Warranty Deed to William C. Howsley, et al., recorded in Volume 1059, Page 136 of said Deed Records and being the remainder of a called 6.00 acre tract of land described in Warranty Deed to Richard Lee Flournoy, et al., recorded in Volume 1059, Page 130 of said Deed Records, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the northeast corner of a called 5.576 acre tract of land described as "Part Two" in Deed to the State of Texas, recorded in Volume 95178, Page 2292, Deed Records, Denton County, Texas, in the north right-of-way line of State Highway 121 Bypass (a variable width right-of-way);

**THENCE** with said north right-of-way line of State Highway 121 Bypass, the following courses and distances:

North 67°14'00" West, a distance of 49.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 69°13'54" West, a distance of 109.74 feet to a point for corner, from which a 5/8" iron rod with yellow plastic cap found bears South 28°53'21" West, a distance of 0.31 feet;

North 74°20'52" West, a distance of 109.52 feet to a 5/8" iron rod with yellow plastic cap found for corner;

North 77°34'54" West, a distance of 218.07 feet to a 5/8" iron rod found for corner;

North 80°45'04" West, a distance of 217.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 83°10'40" West, a distance of 108.40 feet to a 5/8" iron rod with yellow plastic cap found for corner;

South 87°56'09" West, a distance of 238.76 feet to a 5/8" iron rod with a yellow plastic cap found for the northeast corner of a tract of land described as "Part Three" in Agreed Judgement, recorded in County Clerk File No. 97-R0089415, Real Property Records, Denton County, Texas and the northwest corner of a called 5.086 acre tract described in Deed to the State of Texas, recorded in County Clerk File No. 95-R0045329 of said Real Property Records, and In an east line of a part of a called 145.230 acre tract of land described in Special Warranty Deed to Hawkeye Realty Schreiber LP, recorded in Instrument No. 2008-72708, Official Records, Denton County, Texas;

**THENCE** departing said north right-of-way line of State Highway 121 Bypass and with said east line of the called 145.230 acre tract, North 00°04'14" West, a distance of 625.29 feet to a brass disk stamped "TXDOT" found in the southeast right-of-way line of State Highway 121 (a variable width right-of-way);

**THENCE** departing said east line of the called 145.230 acre tract and with said southeast right-of-way line of State Highway 121, North 42°23'04" East, a distance of 103.05 feet to a point for

corner in a south line of said called 145.230 acre tract, from which a brass disk stamped "TXDOT" found bears South 10°52'34" East, a distance of 0.44 feet;

**THENCE** departing said southeast right-of-way line of State Highway 121 and with said south line of the called 145.230 acre tract, North 89°15'27" East, a distance of 954.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of a called 8.00 acre tract of land described as "Tract Three" in Warranty Deed to Texas Industries, Inc. recorded in County Clerk File No. 94-11703 of said Real Property Records;

**THENCE** with said west line of the called 8.00 acre tract, South 00°08'11" East, a distance of 491.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said 8.00 acre tract and the northwest corner of a called 1.10 acre tract described in General Warranty Deed to SH 121 Bypass Rd, LLC, recorded in Instrument No. 2022-152886 of said Official Records;

**THENCE** with the west line of said 1.10 acre tract, South 00°24'43" East, a distance of 395.93 feet to the **POINT OF BEGINNING** and containing 770,792 square feet or 17.6949 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).