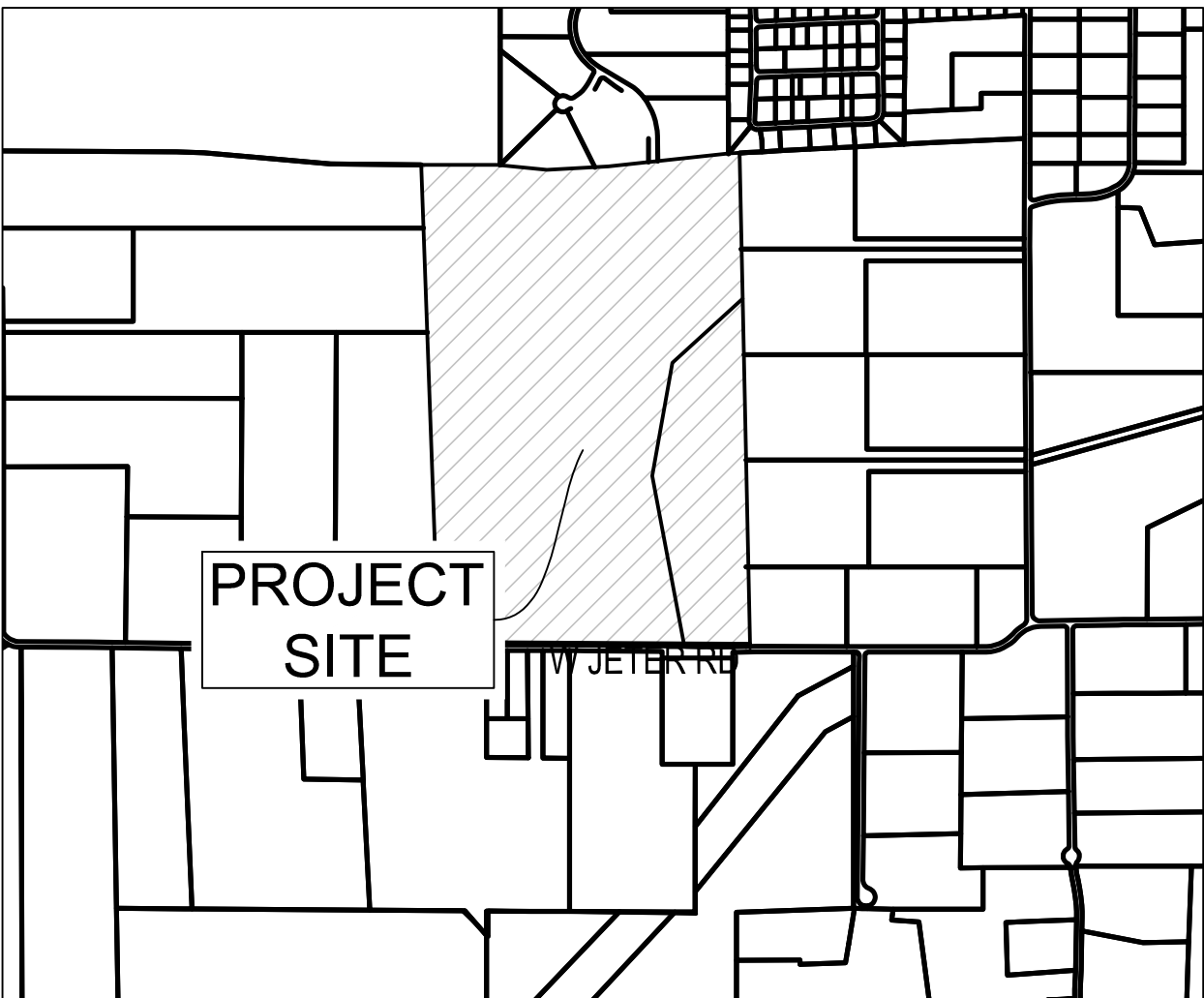


Z:\2024\Projects\SPEC\2025\SPEC25359-Walling Tract - Zoning Exhibit.dwg, 9/29/2025 9:07:31 AM, Patricia Ernst



Vicinity Map 1" = 1000'

LEGAL DESCRIPTION
100.316 ACRES

Being all that certain lot, tract or parcel of land situated in the Newton Allsup Survey, Abstract Number 3, Town of Bartonville, Denton County, Texas, and being part of that certain called 65.366 acre tract of land described as East Tract and part of that certain called 35.000 acre tract of land described as West Tract in deed in favor of Peter T. Walling and wife, Janice M. Walling recorded in Volume 1246, Page 652 of the Deed Records of Denton County, Texas, and being part of Lot 1 and all of Lot 2, Block A of Walling Addition, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Document Number 2022-439 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said 65.336 acre East Tract and the northeast corner of said Lot 1, Block A of Walling Addition, being the northwest corner of Lot 1 of Gibbons Creek Estates, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet H, Page 186 of the Plat Records of Denton County, Texas, and being on the south line of Lot 16, Block D of Brasher Estates, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet A, Page 133 (Document Number 1969-8620) of the Plat Records of Denton County, Texas;

THENCE S 01°13'50" E, with the east line of said 65.366 acre East Tract and the east line of said Lot 1, Block A of Walling Addition, passing at 518.6 feet, a 1/2" rebar found at the southwest corner of said Lot 1 and the northwest corner of Lot 4 of said Gibbons Creek Estates, continuing with said line, passing at 784.4, the most easterly southeast corner of said Lot 1, Block A of Walling Addition and the northeast corner of said Lot 2, Block A of Walling Addition, continuing with the east line thereof, passing at 2,225.4 feet a 1/2" rebar found at the southwest corner of Lot 8 of said Gibbons Creek Estates and the northwest corner of that certain called 5.3000 acre tract of land described in deed in favor of Joshua T. Phillips and wife, Stephanie R. Phillips recorded in Document Number 2012-60408 of the Real Property Records of Denton County, Texas, continuing with the west line thereof a total distance of 2,641.28 feet to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Lot 2, Block A of Walling Addition, being the northeast corner of a right-of-way dedication for Jeter Road (a public Roadway) shown on said plat of Walling Addition, from which a 1/2" capped rebar found (EAGLE) at the southeast corner of said 65.366 acre East Tract and the southeast corner of said Walling Addition bears S 01°13'50" E, 1.6 feet;

THENCE N 89°49'40" W, with the south line of said Lot 2, Block A of Walling Addition and the north line of said right-of-way dedication for Jeter Road, passing at 355.82 feet the southwest corner of said Lot 2, Block A of Walling addition and the most southerly southeast corner of said Lot 1, Block A of Walling Addition, from which a 1/2" capped rebar found (EAGLE) bears S 10°45'35" E, 1.3 feet, continuing with the south line of said Lot 1, Block A of Walling Addition, passing at 1,082.4 feet the west line of said 65.366 acre East Tract and the east line of said 35.000 acre West Tract, continuing a total distance of 1,196.10 feet to the west corner of said right-of-way dedication for Jeter Road, being on the south line of said 35.000 acre West Tract;

THENCE N 89°36'00" W, 480.41 feet continuing with the south line of said Lot 1, Block A of Walling Addition, the south line of said 35.000 acre West Tract and the north line of said Jeter Road to a 1/2" rebar found at the southwest corner of said Lot 1, Block A of Walling Addition and the southwest corner of said 35.000 acre West Tract, being on the east line a called 20.00 acre tract of land described in deed in favor of William Dan Reynolds and wife, Olga Nelia Reynolds recorded in Volume 551, Page 248 of the Deed Records of Denton County, Texas;

THENCE N 02°03'50" W, with the west line of said 35.000 acre West Tract and the east line of said 20.00 acre tract, passing at 5.8 feet a 1/2" capped rebar found (4561) at the northeast corner of a called 0.441 acre right-of-way dedication shown on the plat of Hidden Glen, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 58 (Document Number 2006-54916) of the Plat Records of Denton County, Texas, continuing with said line departing the east line of said Hidden Glen and the west line of said Lot 1, Block A of Walling Addition, passing at 1,665.5 feet the northeast corner of said 20.00 acre tract, being the southeast corner of that certain called thirty (30) acre tract of land described in deed in favor of Conway W. Moore and wife, Louise E. Moore recorded in Volume 528, Page 668 of the Deed Records of Denton County, Texas, from which a 3/8" rebar found at the northeast corner of Lot 2 of said Hidden Glen, being an angle point in the west line of said Lot 1, Block A of Walling Addition bears West, 2.3 feet, continuing with said east line of said thirty (30) acre tract, passing at 2,227.0 the northeast corner thereof and being the southeast corner of a called twenty (20) acre tract of land described in deed in favor of Sam T. Rountree and wife, Dolores N. Rountree recorded in Volume 528, Page 665 of the Deed Records of Denton County, Texas, from which a 1/2" rebar found bears West, 0.6 feet, continuing with the east line of said twenty (20) acre tract a total distance of 2,567.38 feet to a 1/2" capped rebar set (MCADAMS) at the northwest corner of said 35.000 acre West Tract, the northwest corner of said Lot 1, Block A of Walling Addition and the northeast corner of said twenty (20) acre tract, being on the south line of that certain called 19.767 acre tract of land described as Third Tract in deed in favor of Charles A. Greene and Ruth Ann Greene, Co-Trustees, recorded in Document Number 2008-134799 of the Real Property Records of Denton County, Texas;

THENCE N 89°53'25" E, 405.46 feet with the north line of said 35.000 acre West Tract, the north line of said Lot 1, Block A of Walling Addition and the south line of said 19.767 acre tract to a 1/2" capped rebar found (G&A) at the southeast corner of said 19.767 acre tract and the southwest corner of Lot 6, Block C of Badminton Heights, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 39 (Document Number 2004-166465) of the Plat Records of Denton County, Texas;

THENCE S 84°12'05" E, 272.76 feet continuing with the north line of said 35.000 acre West Tract, the north line of said Lot 1, Block A of Walling Addition and with the south line of said Lot 6, Block C of Badminton Heights to a 1/2" rebar found at an angle point;

THENCE N 86°40'10" E, continuing with the north line of said 35.000 acre West Tract, the north line of said Lot 1, Block A of Walling Addition and the south line of said Lot 6, Block C of Badminton Heights, passing at 286.4 feet a 1/2" capped rebar found (G&A) at the southeast corner of said Lot 6 and the southwest corner of Lot 7, Block C of said Badminton Heights, continuing with the south line of said Lot 7, Block C a total distance of 329.13 feet to a 5/8" rebar found at an angle point;

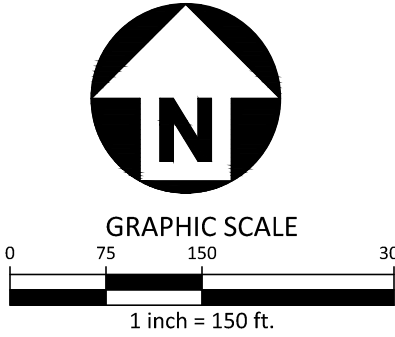
THENCE N 83°54'00" E, continuing with the north line of said 35.000 acre West Tract, the north line of said Lot 1, Block A of Walling Addition and the south line of said Lot 7, Block C of Badminton Heights, passing at 217.19 feet a 1/2" capped rebar found (G&A) at the southeast corner of said Lot 7, Block C, being on the west line of Badminton Drive (called 70' right-of-way), continuing with the south line of said Badminton Drive, passing at 287.65 feet a 1/2" rebar found on the east line thereof at the southwest corner of Lot 5, Block D of said Badminton Heights, continuing with the south line of said Lot 5, Block D a total distance of 653.64 feet to a 1/2" rebar found at the southwest corner of said Lot 5, Block C, and being the southwest corner of Lots 15 and 16, Block D of the aforementioned Brasher Estates;

THENCE N 86°53'40" E, 56.96 feet continuing with the north line of said 35.000 acre West Tract, the north line of said Lot 1, Block A of Walling Addition and with the south line of said Lot 16, Block D of Brasher Estates to the POINT OF BEGINNING and containing approximately 100.316 acres of land.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 07.31.2025



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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CLIENT

Drew Walling
Walling Holdings, LLC
600 W. Jeter Road
Bartonville, Texas 76226

WALLING TRACT
ZONING EXHIBIT
WALLING ADDITION, BLOCK A LOT 1 & 2
TOWN OF BARTONVILLE, DENTON COUNTY TEXAS

REVISIONS

NO.	DATE	DESCRIPTION
	09/29/2025	

PLAN INFORMATION

PROJECT NO.	SPEC25359
FILENAME	SPEC25359 - WALLING TRACT - ZONING EXHIBIT.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	150 SCALE
DATE	07/29/2025

SHEET

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