

**FIELD NOTE DESCRIPTION
FOR
RELEASE OF THE TOWN OF PROSPER EXTRATERRITORIAL JURISDICTION
IN THE W. LUMPKIN SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS**

Being a 24.94 acre tract of land in 5 distinct parts for release of the Extra Territorial Jurisdiction (ETJ) from the Town of Prosper, Texas to the City of Aubrey, Texas, said 24.94 acre tract being in the W. Lumpkin Survey, Abstract No. 730, Denton County, Texas, being the following 5 parcels of land:

- Tract 14A, Abstract No. 730, Denton Central Appraisal District (DCAD) Property ID 232463, being all of a called 1.50 acre tract conveyed to Oliver Flores Hernandez, by deed recorded in Instrument Number 200749335, of the Deed Records of Denton County, Texas (D.R.D.C.T.)
- Tract 14C, Abstract No. 730, DCAD Property ID 990968, being part of a called 12.971 acre tract conveyed to DHIC-1385 L.L.C., by deed recorded in Instrument Number 2021207657, of the D.R.D.C.T.
- Tract 14, Abstract No. 730, DCAD Property ID 38560, being part of a called 8.0670 acre tract conveyed to Byran Road Retail Partners, L.P., by deed recorded in Instrument Number 201992098, of the D.R.D.C.T.
- The western half (40-feet) of the existing 80-foot right-of-way (R.O.W.) for FM 1385 adjacent to the eastern property lines of the above described tracts.
- The northern half (20-feet) of the existing 40-foot right-of-way (R.O.W.) for Byran Road adjacent to the southern property lines of said Tract 14C and Tract 14.

Said 24.94 acre tract being more particularly described as follows:

BEGINNING at a point for corner, said point being on the northwest property corner of said 1.50 acre Hernandez tract;

THENCE, S 88°34'47" E, along the north property line of said 1.50 acre Hernandez tract, a distance of 301.52 feet to a point for corner, said point being on the centerline of FM 1385 (an existing 80-foot wide R.O.W.);

THENCE, S 01°25'14" W, along the centerline of said FM 1385, a distance of 150.02 feet to a point for corner;

THENCE, S 01°30'52" W, along the centerline of said FM 1385, a distance of 290.57 feet to a point for corner, said point being on the centerline of said FM 1385;

THENCE, S 01°32'17" W, along the centerline of said FM 1385, a distance of 497.96 feet to a point for corner, said point being on the centerline of said FM 1385;

THENCE, S 01°32'21" W, along the centerline of said FM 1385, a distance of 870.00 feet to a point for corner, said point being on the centerline of said FM 1385, and the projected centerline of Byran Road (an existing 40-foot wide R.O.W.);

THENCE, N 88°29'33" W, departing the centerline of said FM 1385, and along the said centerline of Byran Road, and the south property line of said 8.0670 acre Byran Road Retail Partners, L.P. tract, and the south property line of said 12.971 acre DHIC-1385, L.L.C. tract, a distance of 1130.26 feet to a point for corner, said point being on the said centerline of Byran Road;

THENCE, N 01°32'17" E, along the west property line of said 12.971 acre DHIC-1385 L.L.C. tract a distance of 870.12 feet to a point for corner, said point being on the northwest property corner of said 12.971 acre DHIC-1385, L.L.C. tract;

THENCE, S 88°29'18" E, along the north property line of said 12.971 acre DHIC-1385 L.L.C. tract, and the south property line of a called 22.05 acre tract of land conveyed to CADG Comanche 248, L.L.C. by deed recorded in Instrument Number 201420673 of the D.R.D.C.T., a distance of 800.27 feet to a point for corner, said point being on the northeast property corner of said 12.971 acre DHIC-1385 L.L.C. tract, and the south property line of said 22.05 acre CADG Comanche 248, L.L.C. tract, and the northwest property corner of said 8.0670 acre Byran Road Retail Partners, L.P. tract;

THENCE, S 88°28'04" E, along the north property line of said 8.0670 acre Byran Road Retail Partners, L.P. tract, and the south property line of said 22.05 acre CADG Comanche 248, L.L.C. tract, a distance of 240.00 feet to a point for corner, said point being on the north property line of said 8.0670 acre Byran Road Retail Partners, L.P. tract, and the southeast property corner of said 22.05 acre CADG Comanche 248, L.L.C. tract;

THENCE, S 88°29'00" E, along the north property line of said 8.0670 acre Byran Road Retail Partners, L.P. tract, and the south property line of Lot 25X, Block E of Winn Ridge Phase 1B, an addition to the City of Aubrey, Texas according to the final plat as recorded in Document Number 20170000338 of the P.R.D.C.T., a distance of 50.00 feet to a point for corner, said point being on the southeast property corner of said 8.0670 acre Byran Road Retail Partners, L.P. tract, and the west right-of-way line of said FM 1385;

THENCE, N 01°32'17" E, along the east property line of said Lot 25X, Block E, and the west right-of-way line of said FM 1385, a distance of 497.96 feet to a point for corner, said point being on the north right-of-way line of Winn Ridge Boulevard (an existing 100-foot wide R.O.W.), and the southeast property corner of Lot 1X, Block A of Winn Ridge Phase 1A, an addition to the City of Aubrey, Texas according to the final plat as recorded in Document Number 20170000284 of the P.R.D.C.T., and the west right-of-way line of said FM 1385;

THENCE, N 01°30'52" E, continuing along the west right-of-way line of said FM 1385, and the east property line of said Lot 1X, Block A, a distance of 190.51 feet to a point for corner, said point being on the southeast property corner of said 1.50 acre Hernandez tract, and the west right-of-way line of said FM 1385;

THENCE, N 88°34'47" W, along the south property line of said 1.50 acre Hernandez tract, a distance of 261.52 feet to a point for corner, said point being on the southwest property corner of said 1.50 acre Hernandez tract;

THENCE, N 01°25'14" E, along the west property line of said 1.50 acre Hernandez tract, a distance of 250.00 feet to the POINT OF BEGINNING, and containing 24.94 acre of land, more or less.

Notes:

1. This document was prepared under 22 TAC § 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distances: Called 12.971 acre tract conveyed to DHIC-1385 L.L.C. by Instrument Number 2021207657 of the D.R.D.C.T.
3. A Plat of even date herewith accompanies this Field Note Description.

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04/21/2022

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REVISED: 4/21/22 - OTAJIK

