

**DESCRIPTION FOR PROPOSED ZONING CHANGE OF
12.015 ACRES OF LAND**

BEING that certain tract of land situated in the H. Tierwester Survey, Abstract Number 1241, City of Sanger, Denton County, Texas, being all that certain tract of land described by deed to James Holt and Pamela Holt, recorded in Instrument Number 2012-98755, County Records, Denton County, Texas (C.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of herein described tract, being in the east right-of-way line of Cowling Road (60-foot right-of-way), same being the northwest corner of that certain tract of land described by deed to Glen Edwin Giese and wife, Helen Jean Giese, recorded in Volume 2769, Page 367, C.R.D.C.T., same also being the beginning of a curve to the right;

THENCE with said east right-of-way line and said curve to the right, an arc distance of 197.80 feet, through a central angle of 19°14'10", having a radius of 589.15 feet, the long chord of which bears N 17°44'04"E, 196.87 feet, to the beginning of a curve to the right;

THENCE with said curve to the right, continuing with said east right-of-way line, an arc distance of 302.53 feet, through a central angle of 24°53'54", having a radius of 696.19 feet, the long chord of which bears N 39°48'06"E, 300.16 feet, to the southeast right-of-way line of 5th Street (60 foot right-of-way);

THENCE N 52°15'03"E, continuing with said southeast right-of-way line, 450.15 feet to the beginning of a curve to the left;

THENCE with said curve to the left, continuing with said southeast right-of-way line, an arc distance of 261.96 feet, through a central angle of 10°50'46", having a radius of 1383.83 feet, the long chord of which bears N 46°49'32"E, 261.57 feet, to the northwest corner of herein described tract, same being the southwest corner of that certain tract of land described by deed to Sable Development Corporation, recorded in Instrument Number 1996-20534, C.R.D.C.T.;

THENCE S 87°13'05"E, with the south line of said Sable Development Corporation tract, 124.31 feet to the northeast corner of herein described tract, same being the southeast corner of said Sable Development Corporation tract, same also being in the west line of Lot CA-1, Block E, Willowood Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-482, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE S 00°49'32"W, with said west line, 20.49 feet;

THENCE S 02°48'39"W, continuing with the west line of said Willowood Addition, 890.01 feet to the southeast corner of herein described tract, same being the northeast corner of Lot 1R, Block A, Ashley Waters Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-264, P.R.D.C.T., same also being the northwest corner of Quail Run Phase 3, an addition to the City of Sanger, Denton

County, Texas, according to the plat thereof recorded in Cabinet X, Page 485 (Instrument Number 2007-7604), P.R.D.C.T.;

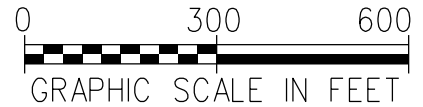
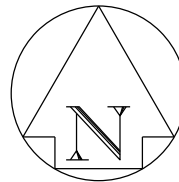
THENCE N 87°12'48"W, 880.06 feet, to the **POINT OF BEGINNING** and containing 523,362 square feet or 12.015 acres of land more or less.

"Integral Parts of this Document"

1. Description – 2 Pages
2. Exhibit

"This document was prepared under 22 TAC 138.95, 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 rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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H. TIERWESTER SURVEY
ABSTRACT* 1241

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1. Description - 2 Pages
2. Exhibit

SABLE DEVELOPMENT CORPORATION
INST. #1996-20534
C.R.D.C.T.

ZONED "SF-10"
(SINGLE FAMILY)

ZONED "A"
(AGRICULTURAL)

JAMES HOLT and
PAMELA HOLT
Inst.# 2012-98755
C.R.D.C.T.
12.015 Acres

ZONED "B-1"
(BUSINESS)

ZONED "SF-10"
(SINGLE FAMILY)

Approx. Survey Line

GLEN EDWIN GIESE, et ux.
VOL. 2769, PG. 367
C.R.D.C.T.

HELEN GIESE
Inst.# 2012-8368
C.R.D.C.T.

QUAIL RUN
PHASE 3
CAB. X, PG. 485
INST. #2007-7604
P.R.D.C.T.

LOT 1R
ASHLEY WATERS ADDITION
INST. #2019-264
P.R.D.C.T.

ZONED "I-1"
(INDUSTRIAL)

M. BURLESON SURVEY
ABSTRACT* 71

Approx. Survey Line
COWLING DRIVE

MCKINNEY & WILLIAMS SURVEY
ABSTRACT* 940

EXHIBIT FOR PROPOSED ZONING OF

12.015 Acres of Land

SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241.
CITY OF SANGER, DENTON COUNTY, TEXAS