

NOTE:

THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS—OF—WAY AND OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE DENNIS DYKES SURVEY, ABSTRACT NO. 229, JOHNSON COUNTY, TEXAS, BEING A PORTION A TRACT OF LAND CONVEYED TO ANIMAL PANCAKES, LLC, IN THAT DEED RECORDED IN VOLUME 4313, PAGE 277, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), SAID TRACT ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO JAMES CLIFTON ARMSTRONG AND DESCRIBED AS TRACT 1 IN THAT DEED RECORDED IN VOLUME 2060, PAGE 282, D.R.J.C.T., TOGETHER WITH A PORTION OF A TRACT OF LAND CONVEYED TO JAMES CLIFTON ARMSTRONG AND DESCRIBED AS TRACT 2 IN THAT DEED RECORDED IN VOLUME 2060, PAGE 282, D.R.J.C.T., AND TOGETHER WITH A PORTION OF A TRACT OF LAND CONVEYED TO JAMES CLIFTON ARMSTRONG AND DESCRIBED AS TRACT 7 IN THAT DEED RECORDED IN VOLUME 2060, PAGE 282, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017—24891, D.R.J.C.T., FOR THE MOST EASTERLY CORNER OF SAID TRACT 2 AND FOR THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021—21498, D.R.J.C.T.;

THENCE S 45°42'36" W ALONG SAID NORTHWESTERLY LINE AND THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO JAMES CLIFTON ARMSTRONG AND DESCRIBED AS TRACT 9 IN THAT DEED RECORDED IN VOLUME 2060, PAGE 282, D.R.J.C.T., A DISTANCE OF 3409.79 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE R-O-W);

THENCE N 15°52'01" W, A DISTANCE OF 285.81 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1384.22 FEET AND WHOSE LONG CHORD BEARS N 01°27'05" E, 108.66 FEET; THENCE N 19°30'36" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 855.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $04^{\circ}29^{\circ}56^{\circ}$, AN ARC LENGTH OF 108.69 FEET TO A $1/2^{\circ}$ IRON ROD SET WITH A CAP STAMPED "RPLS 5544° ; THENCE N 03°42'03" E, A DISTANCE OF 189.82 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO LEFT WITH A RADIUS OF 1193.78 FEET AND WHOSE LONG CHORD BEARS N 14°57'40" W, 763.99 FEET;

THENCE CONTINUING ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°19'28", AN ARC LENGTH OF 777.67 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 46°16'14" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 912.52 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1948.88 FEET AND WHOSE LONG CHORD BEARS N 36°58'36" E, 645.08 FEET; THENCE N 30°38'56" W, A DISTANCE OF 37.19 FEET TO A TXDOT MONUMENT FOUND;
THENCE N 09°24'28" E, A DISTANCE OF 44.37 FEET TO A TXDOT MONUMENT FOUND;
THENCE N 44°08'07" E, A DISTANCE OF 711.93 FEET TO A TXDOT MONUMENT FOUND;
THENCE N 43°29'46" W, A DISTANCE OF 25.47 FEET TO A TXDOT MONUMENT FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 1902 (80' R-O-W);

THENCE CONTINUING ALONG SAID NON—TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°03'10", AN ARC LENGTH OF 648.06 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021—22172, D.R.J.C.T.;

THENCE S 44°44'59" E ALONG THE SOUTHWESTERLY LINE OF SAID BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 2026.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 130.446 ACRES OF LAND, MORE OR LESS. THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S 43°45'49" E ALONG THE SOUTHWESTERLY LINE OF SAID BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 67.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT AND FOR THE MOST WESTERLY CORNER OF THE AFOREMENTIONED BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT;

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

SURVEYOR'S CERTIFICATE:

PREPARED BY ME OR UNDER MY DIRECTION ADMINISTRATIVE CODE § 138.95.









