

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE A.J. TUCKER SURVEY, ABSTRACT NUMBER 833, CITY OF CLEBURNE, E.T.J., JOHNSON COUNTY, TEXAS, BEING A ALL OF THAT 14.967 ACRE TRACT DESCRIBED BY DEED TO GODLEY INDEPENDENT SCHOOL DISTRICT RECORDED IN INSTRUMENT NUMBER 2021-2781, COUNTY RECORDS, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT 167.322 ACRE TRACT OF LAND DESCRIBED BY DEED TO SILO MILLS II, LLC RECORDED IN INSTRUMENT NUMBER 2019-2780, S.A.D. COUNTY RECORDS, BEING A PORTION OF THAT 195.952 ACRE TRACT OF LAND DESCRIBED BY DEED TO SILO MILLS I, LLC RECORDED IN INSTRUMENT NUMBER 2018-2782, S.A.D. COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF SILO MILLS PHASE 1A, AN ADDITION TO THE CITY OF CLEBURNE, E.T.J., RECORDED IN INSTRUMENT NUMBER S.A.D. COUNTY RECORDS, BEING AT THE NORTH END OF A CIRCULAR CORNER CLIP AT THE INTERSECTION OF SILO MILLS PARKWAY (A 90 FOOT RIGHT-OF-WAY) EAST RIGHT-OF-WAY LINE AND SHOCK DRIVE (A 50 FOOT RIGHT-OF-WAY) NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AT AN ARC DISTANCE OF 489.38 FEET, THE NORTHEAST CORNER OF SAID PHASE 1B, BEING THE SOUTHEAST CORNER OF SILO MILLS PHASE 1A, AN ADDITION TO THE CITY OF CLEBURNE, E.T.J., RECORDED IN INSTRUMENT NUMBER S.A.D. COUNTY RECORDS, IN ALL AN ARC DISTANCE OF 736.81 FEET, THROUGH A CENTRAL ANGLE OF 49°22'33", HAVING A RADIUS OF 855.00 FEET, THE LONG CHORD WHICH BEARS N 35°26'33"E, 714.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 60°07'49"E, 129.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 37.37 FEET, THROUGH A CENTRAL ANGLE OF 03°48'24", HAVING A RADIUS OF 562.50 FEET, THE LONG CHORD WHICH BEARS N 58°21'16"E, 37.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 56°27'12"E, 99.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AT AN ARC DISTANCE OF 0.92 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF SAID PHASE 1A, BEING THE NORTHEAST TERMINUS OF SAID SILO MILLS PARKWAY, IN ALL AN ARC DISTANCE OF 44.42 FEET, THROUGH A CENTRAL ANGLE OF 44°15'47", HAVING A RADIUS OF 57.50 FEET, THE LONG CHORD WHICH BEARS N 78°35'05"E, 43.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 78°17'01"E, 36.75 FEET, OVER AND ACROSS SAID SILO MILLS INVESTMENT TRACTS TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.89 FEET, THROUGH A CENTRAL ANGLE OF 10°05'28", HAVING A RADIUS OF 67.50 FEET, THE LONG CHORD WHICH BEARS S 74°14'17"E, 11.87 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 69°11'34"E, 56.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 18.49 FEET, THROUGH A CENTRAL ANGLE OF 05°39'03", HAVING A RADIUS OF 187.50 FEET, THE LONG CHORD WHICH BEARS S 68°22'02"E, 18.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 26.19 FEET, THROUGH A CENTRAL ANGLE OF 08°13'24", HAVING A RADIUS OF 182.50 FEET, THE LONG CHORD WHICH BEARS S 74°14'17"E, 26.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 55°19'06"E, 15.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.99 FEET, THROUGH A CENTRAL ANGLE OF 10°01'38", HAVING A RADIUS OF 100.00 FEET, THE LONG CHORD WHICH BEARS 49°18'17"E, 20.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 280.43 FEET, THROUGH A CENTRAL ANGLE OF 28°07'35", HAVING A RADIUS OF 615.00 FEET, THE LONG CHORD WHICH BEARS S 56°21'16"E, 278.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 69°25'03"E, 76.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.33 FEET, THROUGH A CENTRAL ANGLE OF 05°49'46", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS S 66°30'10"E, 48.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 16°11'27"E, 13.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 30°38'15"W, 115.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 50.34 FEET, THROUGH A CENTRAL ANGLE OF 06°04'21", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS S 33°40'26"W, 50.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 36°42'37"W, 620.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.63 FEET, THROUGH A CENTRAL ANGLE OF 04°55'27", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS S 39°10'20"W, 23.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 81°41'12"W, 546.48 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 151.79 FEET, THROUGH A CENTRAL ANGLE OF 142°34'21", HAVING A RADIUS OF 61.00 FEET, THE LONG CHORD WHICH BEARS N 39°38'59"W, 115.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.18 FEET, THROUGH A CENTRAL ANGLE OF 27°54'25", HAVING A RADIUS OF 25.00 FEET, THE LONG CHORD WHICH BEARS S 83°01'02"W, 12.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 83°01'53"W, 71.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING THE SOUTH END OF AFOREMENTIONED CIRCULAR CORNER CLIP AT THE INTERSECTION OF SILO MILLS PARKWAY AND SHOCK DRIVE;

THENCE WITH SAID CORNER CLIP AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 49.11 FEET, THROUGH A CENTRAL ANGLE OF 93°47'08", HAVING A RADIUS OF 30.00 FEET, THE LONG CHORD WHICH BEARS N 36°08'18"W, 43.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 696,788 SQUARE FEET OR 15,996 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

GODLEY ISD SCHOOL SITE
LOTS 1 & 1X, BLOCK 1.

EXECUTED THIS ____ DAY OF _____ A.D. 2022

BY: GODLEY INDEPENDENT SCHOOL DISTRICT

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

EXECUTED THIS ____ DAY OF _____ A.D. 2022.

BY: SILO MILLS INVESTMENT II, LLC
A LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

EXECUTED THIS ____ DAY OF _____ A.D. 2022.

BY: SILO MILLS I, LLC
A LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

EXECUTED THIS ____ DAY OF _____ A.D. 2022.

BY: SILO MILLS I, LLC
A LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

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A LIMITED LIABILITY COMPANY

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THE STATE OF TEXAS

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