

## LEGAL DESCRIPTION

**BEING** 1.50 acres of land, situated in the Thomas W. Baird Survey, Abstract No. 40, Johnson County, Texas, being all of a called 1.50 acre tract described in a deed to PC. Investors, LLC., as recorded in Document No. 2023-19766, of the Official Public Records, Johnson County, Texas, and being more fully described by Metes and Bounds as follows;

**BEGINNING** at a 1/2" capped iron rod found at the southwest corner of said 1.500 acre tract, at a northwest corner of Lot 1, Block 1, of the Mariposa at South Broadway Subdivision according to the plat thereof as recorded in Volume 11, Page 112, Plat Records, Johnson County, Texas, on the east right of way line of State Highway No. 174(S. Broadway Street), and on the west line of said Thomas W. Baird Survey;

**THENCE N 01°45'48" W**, along the west line of said 1.500 acre tract and said east right of way line a distance of **150.05 feet** to a 1/2" capped iron rod stamped (RECER & FOX) found at the northwest corner of said 1.500 acre tract, at the southwest corner of a called 11.772 acre tract described in a deed to Joshua Independent School District as recorded in Volume 1961, Page 986, Real Property Records, Johnson County, Texas, and on said east right of way line;

**THENCE N 89°47'07" E**, along the north line of said 1.500 acre tract and the south line of said 11.772 acre tract a distance of **435.67 feet** to a 1/2" capped iron rod stamped (RECER & FOX) found at the northeast corner of said 1.500 acre tract, on the south line of said 11.772 acre tract, and at a northwest corner of said Lot 1, Block 1, from which a 1/2" capped iron rod found at the northeast corner of said Lot 1, Block 1, and on the south line of said 11.772 acre tract, bears N 89°45'19" E a distance of 55.33 feet for reference;

**THENCE S 01°47'37" E**, along the east line of said 1.500 acre tract and a west line of said Lot 1, Block 1, a distance of **149.78 feet** to a PK nail in concrete found at the southeast corner of said 1.500 acre tract and at an ell corner of said Lot 1, Block 1;

**THENCE S 89°44'58" W**, along the south line of said 1.500 acre tract and a north line of said Lot 1, Block 1, a distance of **435.74 feet** to the POINT OF BEGINNING, containing 65,295 Square Feet and/or 1.50 acres of land, more or less.