

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING" IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 (VARIABLE R-O-W) AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, MARIPOSA AT SOUTH BROADWAY, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 112, P.R.J.C.T.;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 89°44'40" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 839.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING";

THENCE S 01°42'30" E, A DISTANCE OF 102.67 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING";

THENCE S 89°47'12" E ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1, A DISTANCE OF 501.37 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING" AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE N 49°32'36" E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 210.33 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE N 58°26'08" W ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 188.07 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING";

THENCE N 58°05'13" W CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 98.15 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STUART SHAW FAMILY PARTNERSHIP LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-75455, D.R.J.C.T.;

THENCE N 01°33'15" W ALONG THE EAST LINE OF SAID STUART SHAW FAMILY PARTNERSHIP LP TRACT, A DISTANCE OF 496.24 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 35.283 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID STUART SHAW FAMILY PARTNERSHIP LP TRACT;

THENCE N 89°45'25" E ALONG SAID NORTH LINE, A DISTANCE OF 31.47 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID NORTH LINE N 89°36'40" E, A DISTANCE OF 950.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AT THE SOUTH WEST CORNER OF LOT 21, BLOCK 2, ORCHARD GROVE ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 24°38'43" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 21, BLOCK 2, A DISTANCE OF 110.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF APPLE COURT (60' R-O-W) AT THE NORTHWESTERLY CORNER OF SAID LOT 21, BLOCK 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, WHOSE LONG CHORD BEARS S 88°21'00" E, 48.16 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 47°19'28", AN ARC LENGTH OF 49.56 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" AT THE NORTHEAST CORNER OF SAID LOT 21, BLOCK 2;

THENCE S 23°06'05" E ALONG THE NORTHEAST LINE OF SAID LOT 21, BLOCK 2, A DISTANCE OF 107.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING" AT THE SOUTHEAST CORNER OF SAID LOT 21, BLOCK 2 AND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE N 89°36'40" E ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 84.07 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT;

THENCE S 00°27'24" W ALONG THE EAST LINE OF SAID 1.00 ACRE TRACT AND THE EAST LINE OF SAID 35.283 ACRE TRACT, A DISTANCE OF 1065.12 FEET TO A 30" OAK TREE FOUND AT THE SOUTHEAST CORNER OF SAID 35.283 ACRE TRACT;

THENCE S 89°37'40" W ALONG THE SOUTH LINE OF SAID 35.283 ACRE TRACT, A DISTANCE OF 732.84 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 89°33'22" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 551.94 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 89°34'41" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 271.94 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 89°45'57" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 63.49 FEET TO A 3/8" IRON ROD FOUND AT THE MOST SOUTH SOUTHWEST CORNER OF SAID 35.283 ACRE TRACT;

THENCE LEAVING SAID MOST SOUTHERLY SOUTHWEST CORNER N 01°48'45" W, A DISTANCE OF 360.12 FEET TO A 3/8" IRON ROD FOUND;

THENCE N 89°44'50" W, A DISTANCE OF 809.30 FEET TO A 1/2" IRON ROD FOUND IN SAID EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 174;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 01°29'07" W, A DISTANCE OF 29.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.854 ACRES OF LAND, MORE OR LESS.