

Legal Description:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the South Right-of-Way line of Shady Brook Court (a 60 foot Right-of-Way), same being the Northwest corner of Lot 41, of said Mountain Valley Addition, Unit Number 4;

THENCE South 13 degrees 16 minutes 09 seconds West, a distance of 175.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "MIZELL 6165" for corner, said corner being the Southwest corner of said Lot 41, same lying along the Northeast line of Lot 38, of said

Mountain Valley Addition, Unit Number 4;

THENCE North 76 degrees 43 minutes 51 seconds West, a distance of 200.00 feet to a point for corner, said corner being the Northwest corner of Lot 37, of said Mountain Valley Addition, Unit Number 4, same lying along the East line of a tract of land conveyed to Steven

Gregory Henslee by deed recorded in Instrument Number 2023-7647, Official Public Records, Johnson County, Texas, same lying along the centerline of a creek;

THENCE along the centerline of said creek the following courses and distances;

North 00 degrees 00 minutes 13 seconds East, a distance of 109.20 feet to a point for corner;

North 06 degrees 13 minutes 43 seconds East, a distance of 145.50 feet to a point for corner;

THENCE North 32 degrees 49 minutes 09 seconds East, a distance of 130.30 feet to a point for corner, said corner lying along the centerline of said creek, same lying along the Southeast line of a tract of land conveyed to Louis M. Caldwell and Erma L. Caldwell by deed

recorded in Volume 1572, Page 12, Deed Records, Johnson County, Texas, same being the West corner of Lot 44R, Mountain Valley Addition, Unit Number 4, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 9, Page

797, Map Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears South 42 degrees 55 minutes 43 seconds East, a distance of 18.95 feet for reference;

THENCE South 40 degrees 01 minute 51 seconds East, a distance of 198.49 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of said Lot 44R, same lying along the Northwest Right-of-Way line

of said Shady Brook Court, same being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a delta angle of 126 degrees 41 minutes 43 seconds, a chord bearing and distance of South 13 degrees 25 minutes 11 seconds East 89.37 feet, from which a

1/2 inch iron rod found bears North 57 degrees 56 minutes 52 seconds East, a distance of 3.75 feet for reference;

THENCE along said curve to the left an arc length of 110.56 feet to the POINT OF BEGINNING and containing 65,957 square feet or 1.514 acres of land.