

# **HULSEY ENGINEERING**

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Note: this text was extracted from the property boundary legal description from the Sealed survey dated December 14, 2021 from Forrest c. Nance

## PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 60.19 ACRE TRACT DESCRIBED IN DEED TO RES NO. 1 TRUST, AS RECORDED IN VOLUME 3806, PAGE 554 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN STADIUM DRIVE AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 60.19 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 5.5 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1214, PAGE 312, D.R.J.C.T.;  
THENCE NORTH 89°40'20" EAST, WITH THE NORTH LINE OF SAID 60.19 ACRE TRACT, A DISTANCE OF 450.10 FEET TO A POINT IN SAID STADIUM DRIVE AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 60.19 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 38.757 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1367, PAGE 321, D.R.J.C.T.;  
THENCE SOUTH 02°13'00" WEST, WITH AN EAST LINE OF SAID 60.19 ACRE TRACT AND THE WEST LINE OF SAID 38.757 ACRE TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT A DISTANCE OF 22.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,086.52 FEET TO A 3" METAL FENCE POST FOUND AT AN ELL CORNER OF SAID 60.19 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 38.757 ACRE TRACT; THENCE NORTH 89°06'29" EAST, WITH A NORTH LINE OF SAID 60.19 ACRE TRACT AND THE SOUTH LINE OF SAID 38.757 ACRE TRACT, A DISTANCE OF 853.05 FEET TO A 1/2" IRON ROD FOUND AT THE EASTERNMOST NORTHEAST CORNER OF SAID 60.19 ACRE TRACT AND AT THE SOUTHEAST CORNER OF SAID 38.757 ACRE TRACT, ALSO BEING ON THE WEST LINE OF A CALLED 132.547 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3393, PAGE 369, D.R.J.C.T.;  
THENCE SOUTH 01°31'00" EAST, WITH THE EASTERNMOST EAST LINE OF SAID 60.19 ACRE TRACT AND SAID WEST LINE OF 132.547 ACRE TRACT, A DISTANCE OF 752.74 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 60.19 ACRE TRACT AND AT AN ANGLE POINT ON SAID WEST LINE OF 132.547 ACRE TRACT, ALSO BEING AT THE NORTHEAST CORNER OF A CALLED 12.5 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 476, PAGE 55, D.R.J.C.T. FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 89°16'46" EAST, A DISTANCE OF 15.43 FEET;

THENCE SOUTH 89°04'05" WEST, WITH THE SOUTH LINE OF SAID 60.19 ACRE TRACT AND THE NORTH LINE OF SAID 12.5 ACRE TRACT, TO AND WITH THE NORTH LINE OF A CALLED 2.113 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201100028348 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), TO AND WITH THE NORTH LINE OF A CALLED 2-1/8 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2018-29834, O.P.R.J.C.T., TO AND WITH THE NORTH LINE OF A CALLED 25.761 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 2485, PAGE 199, D.R.J.C.T., A DISTANCE OF 1,682.62 FEET TO A 27" OAK TREE (DEAD) FOUND AT THE SOUTHWEST CORNER OF SAID 60.19 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 35.283 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2019-34152, O.P.R.J.C.T.; THENCE NORTH 0°27'00" EAST, WITH THE WESTERNMOST WEST LINE OF SAID 60.19 ACRE TRACT AND THE EAST LINE OF SAID 35.283 ACRE TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED "FORT WORTH SURVEYING" FOUND AT THE SOUTHEAST CORNER OF A CALLED 1.000 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2016-25556, O.P.R.J.C.T., AT A DISTANCE OF 547.05 FEET, CONTINUING WITH THE EAST LINE OF SAID 1.000 ACRE TRACT, A TOTAL DISTANCE OF 1,065.20 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT ON SAID WESTERNMOST WEST LINE OF 60.19 ACRE TRACT AND AT THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 20, BLOCK 2 OF ORCHARD GROVE ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 78 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.); THENCE WITH SAID WESTERNMOST WEST LINE OF 60.19 ACRE TRACT AND EAST LINE OF SAID BLOCK 2 THE FOLLOWING;  
NORTH 3°23'12" EAST, A DISTANCE OF 68.64 FEET TO A 5/8" IRON ROD FOUND;  
SOUTH 89°19'29" EAST, A DISTANCE OF 15.48 FEET TO A 8" WOOD FENCE POST FOUND;  
THENCE NORTH 0°56'04" EAST, CONTINUING WITH SAID WESTERNMOST WEST LINE OF 60.19 ACRE TRACT AND SAID EAST LINE OF BLOCK 2, TO AND WITH THE EAST LINE OF LOT 17-R, BLOCK 2 OF ORCHARD GROVE ESTATES, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, P.R.J.C.T., TO AND WITH SAID BLOCK 2, A DISTANCE OF 844.16 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST NORTHWEST CORNER OF SAID 60.19 ACRE TRACT AND ON THE SOUTH LINE OF SAID 5.5 ACRE TRACT, ALSO AT THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 2 FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 12 AND THE SOUTHEAST CORNER OF LOT 11 OF SAID BLOCK 2 BEARS NORTH 86°45'04" WEST, A DISTANCE OF 6.30 FEET;  
THENCE NORTH 89°37'55" EAST, WITH THE WESTERNMOST NORTH LINE OF SAID 60.19 ACRE TRACT AND SAID SOUTH LINE OF 5.5 ACRE TRACT, A DISTANCE OF 393.92 FEET TO A 3/8" IRON ROD FOUND AT AN ELL CORNER OF SAID 60.19 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 5.5 ACRE TRACT;  
THENCE NORTH 0°18'03" EAST, WITH THE NORTHERNMOST WEST LINE OF SAID 60.19 ACRE TRACT AND THE EAST

LINE OF SAID 5.5 ACRE TRACT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 847.84 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 868.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 60.141 ACRES OF LAND.

EASEMENT NOTES:

1. EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 210, PAGE 589, D.R.J.C.T. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.
2. EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 272, PAGE 319, D.R.J.C.T. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.
3. EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 1930, PAGE 270, D.R.J.C.T. SURVEYOR IS UNABLE TO ACCURATELY DEFINE THE LOCATION OF THE EASEMENT AS DESCRIBED. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE SUBJECT PROPERTY.
4. EASEMENT TO SOUTHWESTERN GAS PIPELINE INC. RECORDED IN VOLUME 3614, PAGE 11, D.R.J.C.T. SURVEYOR IS UNABLE TO ACCURATELY DEFINE THE LOCATION OF THE EASEMENT AS DESCRIBED. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.