

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 3 AND LOT 5, BRIAROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 489, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL (60' R-O-W) AT THE SOUTHWEST CORNER OF SAID LOT 5 AND AT THE SOUTHEAST CORNER OF LOT 7, OF SAID BRIAROAKS ESTATES;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°40'41" E ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 288.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BLUESTAR SURV" AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S 89°59'32" E ALONG THE NORTH LINE OF SAID LOTS 5 AND 3, A DISTANCE OF 539.87 FEET TO A 1/2" METAL PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE S 00°46'15" E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 313.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BLUESTAR SURV" IN SAID NORTH RIGHT-OF-WAY LINE AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE N 87°18'15" W ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOTS 3 AND 5, A DISTANCE OF 558.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.790 ACRES OF LAND, MORE OR LESS.