

PROPERTY DESCRIPTION
6.665 ACRES

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.309 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3206, PAGE 192, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:6843000.93, E:2317317.03) IN THE SOUTH LINE OF A CALLED 38.963 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-18598, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3854, PAGE 845, O.P.R.J.C.T.;

THENCE, S 00°00'32" W, A DISTANCE OF 490.80 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF COUNTY ROAD NO. 705, FOR THE SOUTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE, S 89°48'43" W, WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 705, A DISTANCE OF 590.66 FEET TO A 1/2" IRON ROD FOUND (N:6842508.21, E:2316726.29) FOR THE SOUTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 5.190 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30509, O.P.R.J.C.T.;

THENCE, N 00°04'07" W, A DISTANCE OF 491.73 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 38.963 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID 5.190 ACRE TRACT;

THENCE, N 89°54'09" E, WITH THE SOUTH LINE OF SAID 38.963 ACRE TRACT, A DISTANCE OF 591.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.665 ACRES OF LAND.