



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	130.08'	106.06'	S 59°38'15" W	124°12'34"

#### METES & BOUNDS DESCRIPTION

**BEING** A 3.554 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 47.00 ACRE TRACT OF LAND (REMAINDER) DESCRIBED BY DEED TO JOSHUA BOBOS, LTD., RECORDED IN VOLUME 4045, PAGE 55, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF LOT 5A, BLOCK 1, JOSHUA STATION ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 861, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF JOSHUA STATION BOULEVARD, A 100' RIGHT-OF-WAY, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "PATE" BEARS SOUTH 06 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 835.39 FEET;

**THENCE** SOUTH 88 DEGREES 14 MINUTES 46 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 130.83 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

**THENCE** 130.08 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 124 DEGREES 12 MINUTES 54 SECONDS, WHOSE LONG CHORD BEARS SOUTH 59 DEGREES 38 MINUTES 15 SECONDS WEST, A CHORD LENGTH OF 106.06 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING ON THE EAST LINE OF LOT 1B, BLOCK 1, JOSHUA STATION ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 467, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 01 DEGREES 44 MINUTES 58 SECONDS WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 1B AND THE EAST LINE OF LOT 1A, SAID JOSHUA STATION ADDITION (10-467), A DISTANCE OF 746.76 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "PATE" AT THE NORTHEAST CORNER OF SAID LOT 1A, BEING ON THE NORTH LINE OF SAID CALLED 47.00 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 19.592 ACRE TRACT OF LAND DESCRIBED BY DEED TO WYLIE JOE JONES AND JEANA R. JONES, RECORDED IN VOLUME 890, PAGE 437, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1A BEARS NORTH 89 DEGREES 37 MINUTES 28 SECONDS WEST, A DISTANCE OF 381.00 FEET;

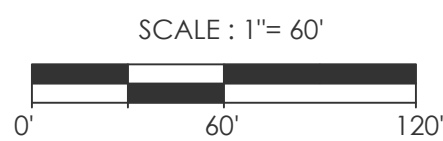
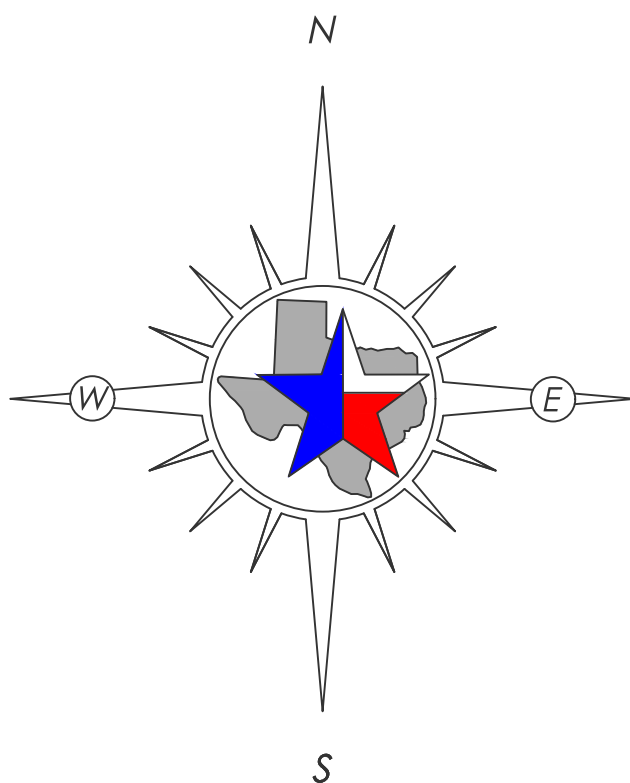
**THENCE** SOUTH 89 DEGREES 33 MINUTES 58 SECONDS EAST, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID CALLED 47.00 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 19.592 ACRE TRACT, A DISTANCE OF 224.05 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" BEARS FOR REFERENCE SOUTH 89 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 323.26 FEET;

**THENCE** SOUTH 01 DEGREES 45 MINUTES 14 SECONDS EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 47.00 ACRE TRACT AND ALONG THE WEST LINE OF SAID LOT 5A, A DISTANCE OF 687.42 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.554 ACRES OR 154,829 SQUARE FEET OF LAND, MORE OR LESS.

## BOUNDARY SURVEY OF

## 3.554 ACRES OF LAND

SITUATED IN THE GEORGE CASSLAND SURVEY,  
ABSTRACT NO. 173, CITY OF JOSHUA,  
JOHNSON COUNTY, TEXAS



#### GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

#### FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

#### SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON SEPTEMBER 27, 2022. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 5th DAY OF OCTOBER, 2022.

*Marshall Miller*

MARSHALL W. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 220839 DATE: OCTOBER 5, 2022  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1