

**WHEREAS ADAGE INVESTMENTS LLC**, IS A 1.547 ACRE TRACT OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NO. 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-157, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.3621 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO ADAGE INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2024-25520, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 1.547 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MARIA L. RIOS, FILED FOR RECORD IN VOLUME 4328, PAGE 980, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE, A 50' RIGHT-OF-WAY FILED FOR RECORD IN VOLUME 3006, PAGE 204, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 06 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.0 ACRE TRACT, AT A DISTANCE OF 240.10 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID CALLED 0.3621 ACRE TRACT, A TOTAL DISTANCE OF 245.46 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 4.2785 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-37146, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 4.2785 ACRE TRACT, A DISTANCE OF 289.03 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "AWARD SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 4.2785 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 13 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 0.3621 ACRE TRACT, A DISTANCE OF 254.23 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE SOUTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND BEING IN SAID NORTH RIGHT-OF-WAY LINE;

**THENCE** NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 60.08 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A TOTAL DISTANCE OF 259.25 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.547 ACRES (67,370 SQUARE FEET) OF LAND, MORE OR LESS.

5/8" CAPPED IRON ROD FOUND STAMPED "AWARD SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 1.594 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 4.2785 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-37146, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING AN ANGLE POINT IN THE WEST LINE OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH THE NORTHEAST CORNER OF THE ORIGINAL 28.5 ACRE TRACT AS DESCRIBED BY DEED TO DAVID LYNN RUSSELL, FILED FOR RECORD IN VOLUME 477, PAGE 72, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 61.88 FEET;

**THENCE** SOUTH 13 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 1.594 ACRE TRACT, A DISTANCE OF 254.23 FEET, TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE, A 50' RIGHT-OF-WAY, FROM WHICH THE POINT OF INTERSECTION BETWEEN SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID CALLED 28.5 ACRE TRACT BEARS SOUTH 89 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 56.37 FEET;

**THENCE** NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.08 FEET, TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-157, PLAT

RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.61 FEET;

**THENCE** NORTH 14 DEGREES 24 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 246.99 FEET, TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1;

**THENCE** NORTH 89 DEGREES 33 MINUTES 50 EAST, WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 232.11 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, AND BEING IN THE WEST LINE OF SAID CALLED 1.594 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MARIA L. RIOS, FILED FOR RECORD IN VOLUME 4328, PAGE 980, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 06 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 5.35 FEET, TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID CALLED 1.594 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF SAID CALLED 4.2785 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.594 ACRE TRACT, BEING COMMON WITH SAID SOUTH LINE, A DISTANCE OF 289.03 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 0.3621 ACRES (15,778 SQUARE FEET) OF LAND, MORE OR LESS.