

JOSHUA MEADOWS ADDITION - PHASE 4 - LEGAL DESCRIPTION

Where as Joshua Development Company, LTD is the sole owner of a tract of land situated in Johnson County, Texas, out of the McKinney & Williams Survey, Abstract No. 636, and the W.H. Miller Survey, Abstract No. 603, known as Tract 1, recorded in Volume 3393, Page 369, Deed Records, Johnson County, Texas (DRJCT), the property herein described being a portion of said Tract 1, and being more particularly described by metes and bounds as follows;

Beginning at a 3/4 inch iron rod found in the north line of County Road 705 for the southeast corner of a tract of land conveyed to Michael J. Cloward, Sr. and Patty Cloward by deed, recorded under Instrument Number 2019-26712 DRJCT;

THENCE North 00°19'10" East, along the east line of said Cloward tract, a distance of 871.65 feet to a found 1/2 inch iron rod for corner;

THENCE North 33°44'24" East, continuing along said east line, a distance of 106.78 feet to a found 5/8 inch iron rod for corner;

THENCE North 00°01'42" West, continuing along said east line, a distance of 1,246.70 feet to a found 5/8 inch iron rod for the southeast corner of Lot 28, Block 1, Joshua Meadows, Phase 3B recorded under Instrument Number 2020-164 Plat Records, Johnson County, Texas (PRJCT);

THENCE North 00°42'53" West, along the east line of said Lot 28, a distance of 185.78 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner, same being the southwest corner of Lot 29, of said Block 1;

THENCE North 72°37'38" East, along the south line of said Block 1, a distance of 324.54 feet passing a found 5/8 inch iron rod for the southeast corner of Lot 30, of said Block 1, continuing for a total distance of 384.68 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) in the east line of Quail Hollow Drive for corner, said corner also being the beginning of a curve to the left having a central angle of 09°31'21", a radius of 330.00 feet, a chord which bears North 25°42'10" West with a distance of 54.78 feet;

THENCE Northwesterly, along said east line, an arc length of 54.85 feet to a set 5/8" iron rod capped (Neel-Schaffer) for corner;

THENCE North 30°27'51" West, continuing along said east line, a distance of 49.14 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southwest corner of Lot 1, Block 2 of said Joshua Meadows Phase 3B;

THENCE North 61°07'10" East, along the south line of said Lot 1, a distance of 162.29 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southeast corner of said Lot 1;

THENCE North 26°12'26" West, along the east line of said Lot 1, a distance of 5.01 feet to a found 1/2 inch iron rod for the southwest corner of Lot 15, Block 5, Joshua Meadows Phase 2A, recorded in Volume 8, Page 881 PRJCT;

THENCE along the south line of said Joshua Meadows Phase 2A, the next 7 calls:

North 70°47'59" East, a distance of 149.99 feet to a found 1/2 inch iron rod for corner;

North 84°59'32" East, a distance of 160.34 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 18°25'37" West, a distance of 110.57 feet to a found 1/2 inch iron rod for corner;

South 67°38'38" East, a distance of 185.67 feet to a found 1/2 inch iron rod for corner, said corner also being the beginning of a curve to the right having a central angle of 06°08'34", a radius of 999.99 feet, a chord which bears South 25°27'02" West with a distance of 107.16 feet;

Southwesterly, along said curve to the right, an arc length of 107.21 feet to a set 5/8 inch iron rod set capped (Neel-Schaffer) for corner;

South 59°56'34" East, a distance of 495.88 feet to a found 1/2 inch iron rod for corner;

North 73°17'40" East, a distance of 354.42 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the most southern southeast corner of Lot 65, Block 1 of said Joshua Meadows Phase 2A, said corner also being a point along East Buffalo Creek;

THENCE along the east line of said Joshua Development Company, LTD tract and along said East Buffalo Creek, the next 22 calls:

South 00°32'20" East, a distance of 99.72 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 11°57'40" West, a distance of 103.00 feet to a point in creek for corner;

South 39°17'40" West, a distance of 129.00 feet to a point in creek for corner;

South 13°32'21" East, a distance of 67.00 feet to a point in creek for corner;

South 32°32'21" East, a distance of 91.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 53°02'21" East, a distance of 70.00 feet to a point in creek for corner;

North 66°37'40" East, a distance of 70.00 feet to a point in creek for corner;

North 00°32'20" West, a distance of 61.00 feet to a point in creek for corner;

North 71°27'40" East, a distance of 50.00 feet to a point in creek for corner;

South 66°02'21" East, a distance of 58.00 feet to a point in creek for corner;

South 23°12'21" East, a distance of 54.00 feet to a point in creek for corner;

South 19°27'40" West, a distance of 115.00 feet to a point in creek for corner;

South 55°27'40" West, a distance of 37.00 feet to a point in creek for corner;

North 66°12'21" West, a distance of 54.00 feet to a point in creek for corner;

South 33°57'40" West, a distance of 58.00 feet to a point in creek for corner;

South 10°02'21" East, a distance of 123.00 feet to a point in creek for corner;

South 29°27'40" West, a distance of 81.00 feet to a point in creek for corner;

South 73°07'40" West, a distance of 50.00 feet to a point in creek for corner;

North 24°02'21" West, a distance of 64.00 feet to a point in creek for corner;

South 69°57'40" West, a distance of 78.00 feet to a point in creek for corner;

South 17°37'40" West, a distance of 94.00 feet to a point in creek for corner;

South 00°32'20" East, a distance of 59.40 feet to a found 1/2 inch iron rod for the northeast corner of a tract of land conveyed by deed to John Echols Darby, recorded in Volume 594, Page 152 DRJCT;

THENCE North 89°51'43" West, along the north line of said Darby tract, a distance of 789.10 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°53'21" West, continuing along said north line, a distance of 337.40 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the northwest corner of said Darby tract;

THENCE South 00°04'21" East, along the west line of said Darby tract, a distance of 1,392.33 feet to a found 1/2 inch iron rod in the north line of said County Road 705 for the southwest corner of said Darby tract;

THENCE South 89°16'49" West, along said north line, a distance of 415.36 feet to the POINT OF BEGINNING and containing 2,267,344.010 square feet or 52.051 acres of land.