

JOSHUA MEADOWS ADDITION – PHASE 3C- PROPERTY DESCRIPTION

Being a tract of land owned by the Joshua Development Company, LTD, situated in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, and being a portion of what is known as Tract 1, according to the deed recorded in Volume 3393 Page 369, Deed Records, Johnson County, Texas, and more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the East line of a tract of land conveyed to Micheal Dean Kidd by deed recorded in Volume 1367, Page 321, (DRJCT), said iron rod also being the southwest corner of Lot 17, Block 7, Joshua Meadows, Phase 2B, as shown on Plat recorded in Volume 8, Page 881-882, Plat Records, Johnson County, Texas (PRJCT);

THENCE departing said East line and along the Southerly line of said Joshua Meadows, Volume 8, Page 881, Deed Records, Johnson County, Texas, the following 9 calls:

South 89°55'03" East, a distance of 243.81 feet to a 1/2" iron rod found;

South 00°01'32" East, a distance of 121.70 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°42'04" East, a distance of 60.00 feet to a 1/2" iron rod found;

South 89°56'25" East, a distance of 155.05 feet to a 1/2" iron rod found;

South 00°05'30" West, a distance of 326.93 feet to a 1/2" iron rod found;

South 89°16'05" East, a distance of 481.17 feet to a 1/2" iron rod found;

South 00°46'11" West, a distance of 534.83 feet passing the southwest corner of Lot 5, Block 8 of said Joshua Meadows, Phase 2A, continuing for a total distance of 594.93 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°22'24" East, a distance of 1.60 feet to a 1/2" iron rod found;

South 00°19'23" West, a distance of 234.83 feet to a 1/2" iron rod found for the southwest corner of Lot 5, Block 12 of said Joshua Meadows, Phase 2A, same being the most northerly, northwest corner of Joshua Meadows Addition, Phase 3B, recorded under Instrument Number 164-2020 PRJCT;

THENCE along the west line of said Joshua Meadows Addition, Phase 3B the next 6 calls:

South 62°05'26" West, a distance of 193.58 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'59" West, a distance of 488.80 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 279.54 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'53" East, a distance of 386.70 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 33.91 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'53" East, a distance of 326.70 feet to found 5/8" iron rod capped "Neel-Schaffer in a south line of said Tract 1, same being the north line of a tract of land conveyed by deed to the Larry D. Boyd & Linda K. Boyd Trust, recorded in Volume 3015, Page 654 DRJCT, for the southwest corner of said Joshua Meadows Addition, Phase 3B;

THENCE South 89°17'07" West, along the said common line for an approximate distance of 507.30 feet, passing the northwest corner of said Larry D. Boyd & Linda K. Boyd Trust tract, same being the northeast corner of a tract of land conveyed by deed to James L. LeSueur and Sarah A. LeSueur, recorded in Volume 494, Page 399 (DRJCT), a total distance of 1050.53 feet to a set 5/8" iron rod capped "Neel-Schaffer" in the East line of a tract of land conveyed to Mildred Fullen by deed recorded in Volume 476, Page 55, Deed Records, Johnson County, Texas;

THENCE North 02°11'44" West, along said East line, a distance of 430.21 feet to a 1/2" iron rod found for the Southeast corner of a tract of land conveyed to Res No. 1 Trust, by deed recorded in Volume 3806, Page 554 (DRJCT);

THENCE North 01°20'01" West, along the east line of said Res No. 1 Trust tract, passing the southeast corner of said Micheal Dean Kidd tract, recorded in Volume 1367, Page 321 (DRJCT), and continuing along the east line of said Kidd tract for a total distance of 1,591.47 feet to a found 1/2" iron rod;

THENCE North 80°28'28" East, continuing along said east line, a distance of 27.66 feet to a found 1/2" iron rod;

THENCE North 00°01'39" West, continuing along said east line, a distance of 561.71 feet to the Point of Beginning and containing 2,167,697.758 square feet, or 49.763 acres of land.