

WHEREAS GMC Pursuit JV, LLC is the owner of a 1.146 acre tract of land situated in the William W. Byers Survey, Abstract Number 29, Johnson County, Texas, being all of that same tract of land as described to GMC Pursuit JV, LLC by Special Warranty Deed recorded in Instrument Number 2021-48141 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a 1/2-inch rebar capped "4151" found for the southeast corner of said GMC tract, and the easternmost northeast corner of that same tract of land described to Nathaniel L. Mayfield by Warranty Deed recorded in Volume 2012, Page 27070, Deed Records, Johnson County, Texas, said point lying on the west right-of-way line of State Highway 174 (variable width right-of-way);

THENCE North 88 degrees 15 minutes 47 seconds West, departing the west right-of-way line of State Highway 174, with the south line of said GMC tract and a north line of said Nathaniel Mayfield tract, a distance of 254.03 feet to a 3/4-inch rebar found for the southwest corner of said GMC tract and the southeast corner of that same tract of land described to Aaron C. Havens and wife, Jennifer A. Havens by Warranty Deed recorded in Volume 2018, Page 17868 Deed Records, Johnson County, Texas;

THENCE North 01 degrees 15 minutes 19 seconds West, departing the north line of said Nathaniel Mayfield tract, with the west line of said GMC tract and the east line of said Havens tract, a distance of 196.54 feet to a 1/2-inch rebar found for the northwest corner of said GMC tract, said point lying on the south right-of-way line of 8th Street (variable width right-of-way);

THENCE South 88 degrees 23 minutes 19 seconds East, departing the east line of said Havens tract, with the north line of said GMC tract and the south right-of-way line of said 8th Street, a distance of 254.00 feet to point for the northeast corner of said GMC tract, from which a 1/2-inch rebar capped "TEXAS SURVEYING" found bears North 72 degrees 13 minutes East, a distance of 0.2 feet, said point lying at the intersection of the south right-of-way line of said 8th Street and the west right-of-way line of said State Highway 174;

THENCE South 01 degrees 15 minutes 19 seconds East, departing the south right-of-way line of said 8th Street, with the east line of said GMC tract and the west right-of-way line of said State Highway 174, a distance of 197.09 feet to the POINT OF BEGINNING and containing 1.146 acres or 49,928 square feet of land, more or less.