

PROPERTY DESCRIPTION
3.000 ACRES

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY-WILLIAMS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 38.757 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1367, PAGE 321, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET IN ASPHALT IN STADIUM DRIVE AND IN THE NORTH LINE OF SAID 38.757 ACRE TRACT, FROM WHICH A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF SAID 38.757 ACRE TRACT BEARS, N 89°40'03" E, A DISTANCE OF 172.40 FEET, AND A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 19 AND THE NORTHWEST CORNER OF LOT 18, BLOCK 7, JOSHUA MEADOWS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 881, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T. BEARS, S 29°30'31" E, A DISTANCE OF 350.72 FEET;

THENCE, S 00°19'57" E, A DISTANCE OF 361.50 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 38.757 ACRE TRACT BEARS, S 05°31'17" E, A DISTANCE OF 1722.44 FEET;

THENCE, S 89°40'03" W, A DISTANCE OF 361.50 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET;

THENCE, N 00°19'57" W, A DISTANCE OF 361.50 FEET TO A COTTON SPINDLE SET IN ASPHALT IN SAID STADIUM DRIVE AND IN THE NORTH LINE OF SAID 38.757 ACRE TRACT;

THENCE, N 89°40'03" E, WITH THE NORTH LINE OF SAID 38.757 ACRE TRACT AND WITH SAID STADIUM DRIVE, A DISTANCE OF 361.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND, AS SURVEYED ON THE GROUND ON MARCH 28, 2022 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

