

Legal Description

WHEREAS RUMFIELD PROPERTIES INC., IS THE SOLE OWNER OF A 1.9376 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3R AND 4R, BLOCK 19, TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 222, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.72 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-7499, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF PARCEL NO. 2 TO THE A.T. & S.F. RAILWAY COMPANY AS SHOWN ON THE PLAT OF RECORD FOR CADDO PEAK, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE LOWER NORTHEAST CORNER OF SAID LOT 3R, BEING ON THE SOUTH LINE OF LOT 2, BLOCK 19, OF SAID CADDO PEAK, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, A 100' RIGHT-OF-WAY;

THENCE SOUTH 01 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 74.73 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 3R, AND CONTINUING OVER AND ACROSS SAID PARCEL NO. 2, A TOTAL DISTANCE OF 146.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" IN THE NORTH LINE OF A CALLED 0.211 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TLC MINISTRIES, INC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2017-25613, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID CALLED 0.211 ACRE TRACT, A DISTANCE OF 106.35 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID CALLED 0.211 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, AND BEING IN THE EAST LINE OF SAID LOT 4R;

THENCE SOUTH 02 DEGREES 29 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4R, A DISTANCE OF 77.23 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4R, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.772 ACRE TRACT OF LAND (TRACT 2) AS DESCRIBED IN THE DEED TO DANYEL FINCH AND ADELE FINCH, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2017-15978, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 37 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4R, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.772 ACRE TRACT OF LAND, A DISTANCE OF 149.85 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4R, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.772 ACRE TRACT OF LAND, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD, A 150' RIGHT-OF-WAY AT THIS POINT;

THENCE NORTH 02 DEGREES 31 MINUTES 39 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING COMMON WITH THE WEST LINE OF SAID LOT 4R, AT A DISTANCE OF 108.86 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4R, SAME BEING THE SOUTHWEST CORNER OF LOT 3R, AND ALONG THE WEST LINE OF SAID LOT 3R, A TOTAL DISTANCE OF 247.35 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID LOT 3R, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.72 ACRE TRACT;

THENCE NORTH 02 DEGREES 32 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, BEING COMMON WITH THE WEST LINE OF SAID CALLED 0.72 ACRE TRACT, A DISTANCE OF 209.67 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.72 ACRE TRACT, AND BEING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE, AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 917, AN 80' RIGHT-OF-WAY;

THENCE NORTH 87 DEGREES 25 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.72 ACRE TRACT, BEING COMMON WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.06 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 0.72 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 19, OF SAID CADDO PEAK;

THENCE SOUTH 02 DEGREES 31 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 0.72 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 210.03 FEET, TO A 2" STEEL FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0.72 ACRE TRACT, SAME BEING THE UPPER NORTHEAST CORNER OF SAID LOT 3R, AND BEING IN THE WEST LINE OF LOT 2, BLOCK 19, OF SAID CADDO PEAK;

THENCE SOUTH 02 DEGREES 29 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 3R, BEING COMMON WITH SAID WEST LINE, A DISTANCE OF 23.48 FEET, TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 3R, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 87 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 3R, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 109.37 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.9376 ACRES (84,403 SQUARE FEET) OF LAND, MORE OR LESS.