

## LEGAL DESCRIPTION

BEING a tract of land located in the WILLIAM MILLER SURVEY, ABSTRACT No. 603, Johnson County, Texas, being all that certain tract of land described in deed S&O Christine Enterprises, LLC, recorded in Clerk's File No. 2025-34965 of the Official Public Record of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of said S&O Tract, being the Southeast corner of that certain tract of land described in deed to Laura Whitehead, recorded in Volume 1685, Page 318 of the Deed Records of Johnson County, Texas, lying in the North right-of-way line of County Road 705 and lying N 00° 44' 52" W, 15.94 feet from a MAG nail with washer stamped "RPLS 5614" in the asphalt pavement for said County Road;

THENCE N 00° 44' 52" W, 1304.40 feet along the common boundary line between said S&O Tract and said Whitehead Tract to a 100d nail found at the Northwest corner of said S&O Tract, lying in the Northerly Southwest boundary line of that certain tract of land described in deed to Tyler Weyenberg and Haley Weyenberg, recorded in Clerk's File No. 2020-26981 of the Official Public Records of Johnson County, Texas and from which a 1/2-inch iron rod found with plastic stamped "RPLS 5614" bears N 00° 44' 52" W, 40.17 feet;

THENCE S 87° 49' 49" E, 166.20 feet along the common boundary line between said S&O Tract and said Weyenberg Tract to a 1/2-inch iron rod found with orange plastic cap stamped "TEXAS SURVEYORS" at the Northeast corner of said S&O Tract, being the Northwest corner of that certain tract of land described in deed to Maddux Custom Homes, LLC, recorded in Clerk's File No. 2019-19684 of the Official Public Records of Johnson County, Texas, from which A 5/8-inch iron rod found at the Northeast corner of said Maddux Tract bears S 87° 49' 49" E, 168.35 feet;

THENCE S 00° 50' 19" E, 1298.71 feet along the common boundary line between said S&O Tract and said Maddux Tract to a 100D nail found at the Southeast corner of said S&O Tract, lying in the aforesaid North right-of-way line of County Road 705 and lying N 89° 48' 09" W, 167.33 feet along said right-of-way line from a 1/2-inch iron rod found at the Southeast corner of said Maddux Tract;

THENCE N 89° 48' 09" W, 168.07 feet along the South boundary line of said S&O Tract with the said North right-of-way line of County Road 705 to the PLACE OF BEGINNING, containing 4.989 acres of land.