

PROPERTY DESCRIPTION:

WHEREAS, **Raining Red, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain 106.951-acre (4,658,781-square-foot) tract of land situated in the George Casseland Survey, Abstract Number 173, Johnson County, Texas; said tract being a portion of that certain tract of land described in General Warranty Deed to Raining Red, LLC (hereinafter referred to as Raining Red tract), as recorded in Instrument Number 2026-21465, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 106.951-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "TNP" found in asphalt pavement at the intersection of the east right-of-way line of County Road 1023 (a variable-width right-of-way) and the south right-of-way line of County Road 1023 (a variable-width right-of-way); said point being the northwest corner of said Raining Red tract;

THENCE North 89 degrees 54 minutes 36 seconds East with the north line of said Raining Red tract and the south right-of-way line of said County Road 1023, and along the south edge of a possible gap or gore, a distance of 2,755.26 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;

THENCE into and crossing said Raining Red tract for the following **16** courses:

1. South 09 degrees 48 minutes 18 seconds West, a distance of 67.15 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
2. South 70 degrees 24 minutes 46 seconds East, a distance of 366.48 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
3. South 19 degrees 35 minutes 14 seconds West, a distance of 250.00 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
4. North 70 degrees 39 minutes 06 seconds West, a distance of 186.58 feet to the beginning of a non-tangent curve to the left having a chord bearing and distance of North 74 degrees 19 minutes 21 seconds West, 60.02 feet;
5. In a westerly direction with said non-tangent curve to the left having a central angle of 03 degrees 21 minutes 19 seconds, a radius of 1,025.00 feet, and an arc distance of 60.02 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right having a chord bearing and distance of South 34 degrees 55 minutes 16 seconds East, 78.85 feet;

- 6.** In a southerly direction with said non-tangent curve to the right having a central angle of 82 degrees 09 minutes 29 seconds, a radius of 60.00 feet, and an arc distance of 86.04 to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 7.** South 72 degrees 06 minutes 53 seconds East, a distance of 13.29 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 8.** South 00 degrees 00 minutes 00 seconds West, a distance of 154.52 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 9.** South 18 degrees 44 minutes 42 seconds East, a distance of 419.50 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 10.** South 23 degrees 34 minutes 22 seconds West, a distance of 284.41 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 11.** South 34 degrees 37 minutes 09 seconds West, a distance of 316.01 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right, having a chord bearing and distance of South 11 degrees 54 minutes 25 seconds West, 107.10 feet;
- 12.** In a southerly direction with said non-tangent curve to the right having a central angle of 126 degrees 22 minutes 11 seconds, a radius of 60.00 feet, and an arc distance of 132.33 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 13.** North 75 degrees 09 minutes 01 second East, a distance of 299.77 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 14.** South 14 degrees 47 minutes 37 seconds East, a distance of 270.45 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 15.** South 75 degrees 09 minutes 01 second West, a distance of 329.32 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 16.** South 00 degrees 46 minutes 58 seconds West, a distance of 103.66 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;

corner in the south of said Raining Red tract and in the north line of that certain tract of land described in a General Warranty Deed to R&J Rumfield Properties, LLC (hereinafter referred to as R&J Rumfield Properties tract), as recorded in Instrument Number 2024-32933, O.P.R.J.C.T.;

THENCE North 89 degrees 58 minutes 33 seconds West with the common line between said Raining Red tract and said R&J Rumfield Properties tract, at a distance of 843.13 feet passing a stone found at the northwest corner of said R&J Rumfield Properties tract and the northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Michael Martin (hereinafter referred to as Martin tract), as recorded in Instrument Number 2011-30616, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Martin tract, at a distance of 1,296.51 feet passing the northwest corner of said Martin tract and the northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Concrete Investments, LLC (hereinafter referred to as Concrete Investments tract), as recorded in Instrument Number 2016-18678, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Concrete Investments tract for a total distance of 1,747.80 feet to a 4.5-inch metal fence post found for corner; said point being the southerly southwest corner of said Raining Red tract and the southeast corner of that certain tract of land described as Lot 2, Westfall Addition (hereinafter referred to as Lot 2), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 9, Page 805, P.R.J.C.T.;

THENCE North 00 degrees 55 minutes 26 seconds West, departing the north line of said Concrete Investments tract, with the common line between said Raining Red tract and said Lot 2, at a distance of 225.35 feet passing the northeast corner of said Lot 2 and the southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gene Johnson and Glenda Ruth Johnson (hereinafter referred to as Johnson tract), as recorded in Volume 1286, Page 346, D.R.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Johnson tract for a total distance of 571.75 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Johnson tract and the southeast corner of that certain tract of land described in a Special Warranty Deed to Sheri Darlene Taylor (hereinafter referred to as Taylor tract), as recorded in Instrument Number 2025-20648, O.P.R.J.C.T.;

THENCE North 01 degree 01 minute 16 seconds West with the common line between said Raining Red tract and said Taylor tract, a distance of 484.29 feet to a stone found for corner; said point being the northeast corner of said Taylor tract and the inner-ell corner of said Raining Red tract;

THENCE South 89 degrees 05 minutes 51 seconds West, continuing with the common line between said Raining Red tract and said Taylor tract, a distance of 902.29 feet to a

1/2-inch iron rod found for corner in the east right-of-way line of said County Road 1023; said point being the westerly southwest corner said Raining Red tract and the northwest corner of said Taylor tract;

THENCE North 01 degree 14 minutes 36 seconds West with the common line between said Raining Red tract and the east right-of-way line of said County Road 1023, a distance of 918.74 feet to the **POINT OF BEGINNING**, and containing a calculated area of 106.951 acres (4,658,781 square feet) of land.