

MEETS & BOUNDS DESCRIPTION

BEING A 0.1823 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, TARRANT COUNTY, TEXAS, AND BEING ALL OF THE SOUTHWEST CORNER OF SAID TRACT, DECEASED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-20523, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK 3, CROWDER ACRES ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

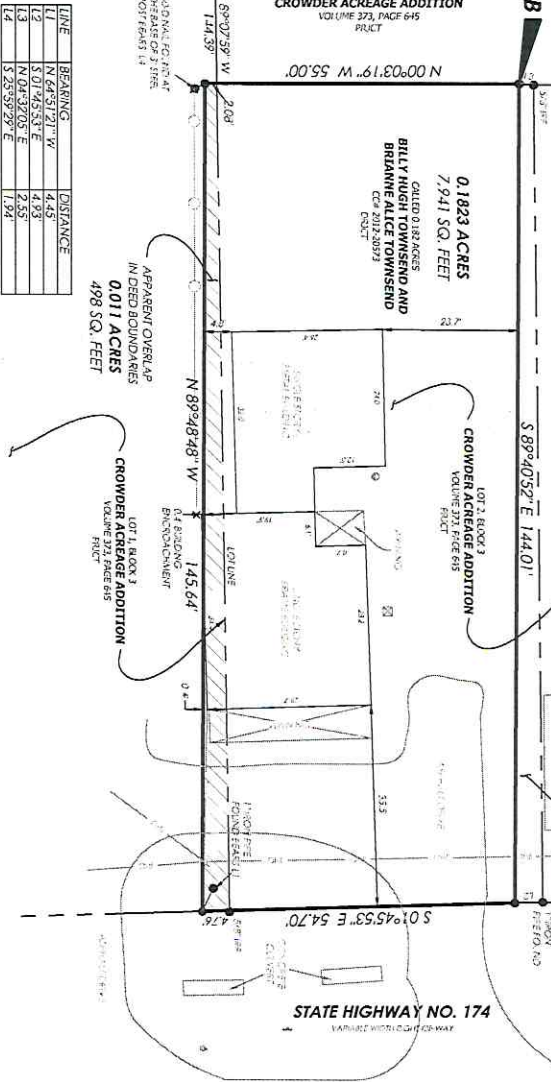
BEGINNING AT THE NORTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE WEST LINE OF SAID LOT 2, SAME BEING THE EAST LINE OF LOT 7, SAID CROWDER ACRES ADDITION, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 0.255 ACRE TRACT OF LAND DESCRIBED BY DEED TO J.C. PACE, LTD., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-0301, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 235.5 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 144.01 FEET TO THE NORTHEAST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.225 ACRE TRACT BEARS NORTH 01 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 4.73 FEET, AND FROM WHICH A 2" SQUARE TUBE WITH NAIL IN THE CENTER FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.225 ACRE TRACT BEARS NORTH 01 DEGREES 45 MINUTES 53 SECONDS WEST A DISTANCE OF 94.50 FEET;

THENCE SOUTH 01 DEGREES 45 MINUTES 53 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 48.94 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF LOT 1, SAID CROWDER ACRES ADDITION, AND CONTINUING IN ALL 54.70 FEET, TO THE SOUTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS WEST A DISTANCE OF 235.5 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 145.64 FEET TO THE SOUTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 1" IRON PIPE FOUND AT THE BASE OF A 3" STEEL FENCE CORNER POST BEARS SOUTH 25 DEGREES 59 MINUTES 29 SECONDS EAST, AND FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89 DEGREES 37 MINUTES 32 SECONDS WEST A DISTANCE OF 144.37 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID CALLED 0.182 ACRE TRACT, AT A DISTANCE OF 203 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 7, AND CONTINUING IN ALL 55.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.1823 ACRES OR 7,941 SQUARE FEET OF LAND, MORE OR LESS.



LINE	BEARING	DISTANCE
1	N 64°53'21" W	4.43'
2	S 01°45'53" E	4.73'
3	N 04°37'05" E	2.55'
4	S 25°59'29" E	1.94'

ATTENTION TO SCHEDULE B ITEMS

BY AGREEMENT FOR THE INSULATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1790, PAGE 772 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, DOES NOT AFFECT.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMISSIONER FOR TITLE INSURANCE, ISSUED BY STEPHEN THE SURVEYOR COMPANY, INC. NO. 124941, EFFECTIVE DATE: MAY 18, 2022. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARD TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ASSESSED THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE 4302.
3. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAKED TOWNSHIP BEARS.
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION OF SUCH UTILITIES. THE SURVEYOR HAS NOT PERFORMED ANY RESEARCH INTO UNDERGROUND UTILITIES OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 480350100C, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X", WHICH IS A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY HUMAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- LEGEND**
- 1. BOUNDARY LINE
 - 2. 5/8" IRON ROD FOUND
 - 3. 1" IRON PIPE FOUND
 - 4. 2" SQUARE TUBE WITH NAIL FOUND
 - 5. 3" STEEL FENCE CORNER POST
 - 6. 1" IRON PIPE FOUND
 - 7. 2" SQUARE TUBE WITH NAIL FOUND
 - 8. 3" STEEL FENCE CORNER POST
 - 9. 1" IRON PIPE FOUND
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 - 415. 2" SQUARE TUBE WITH NAIL FOUND
 - 416. 3" STEEL FENCE CORNER POST
 - 417. 1" IRON PIPE FOUND
 - 418. 2" SQUARE TUBE WITH NAIL FOUND
 - 419. 3" STEEL FENCE CORNER POST
 - 420. 1" IRON PIPE FOUND
 - 421. 2" SQUARE TUBE WITH NAIL FOUND
 - 422. 3" STEEL FENCE CORNER POST
 - 423. 1" IRON PIPE FOUND
 - 424. 2" SQUARE TUBE WITH NAIL FOUND
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 - 515. 3" STEEL FENCE CORNER POST
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 - 518. 3" STEEL FENCE CORNER POST
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