

LEGAL DESCRIPTION

Of a certain 0.949 acre tract of land out of the Thomas W. Baird Survey, Abstract No. 40, Johnson County, Texas, being part of a certain 1.0 acre tract deeded to Justin R. Huckaby in Instrument No. 2025-35531 of the Official Public Records of Johnson County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (TRANSGLOBAL SERVICES) at the northeast corner of Lot 2, Block 1 of Black Oak Addition, an addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Instrument No. 2022-87 of the Plat Records of Johnson County, Texas, and in the west line of said 1.0 acre tract, for the northwest and beginning corner of this tract, from which a found 5/8" iron rod at the northwest corner of said 1.0 acre tract and in the south line of Ranch Road bears N. 00 deg. 25 min. 07 sec. E. 14.70 feet and a found 1/2" iron rod with cap (TRANSGLOBAL SERVICES) at the northwest corner of Lot 1, Block 1 of said Black Oak Addition bears S. 89 deg. 38 min. 09 sec. W. 175.02 feet.

Thence N. 89 deg. 38 min. 09 sec. E. 175.25 feet to a set 1/2" iron rod with cap (HAHN RPLS 7030) in the east line of said 1.0 acre tract, for the northeast corner of this tract, from which the northeast corner of said 1.0 acre tract bears N. 00 deg. 18 min. 51 sec. E. 13.25 feet.

Thence S. 00 deg. 18 min. 51 sec. W. at 4.89 feet pass a found 1/2" iron rod with cap (RPLS 5614) at the northwest corner of Lot 1R-1, Block 1 of Baxter Addition, an addition to the Extra-Territorial Jurisdiction of the City of Joshua according to the plat thereof recorded in Volume 11, Page 394 of said Plat Records, continuing in all 236.48 feet to a 3"x4" wood post in the west line of said Lot 1R-1 and at the northeast corner of Lot 2, Block 1 of Menzel Addition, an addition to Johnson County, Texas, according to the plat thereof recorded in Instrument No. 2024-152 of said Plat Records, for the southeast corner of this and said 1.0 acre tract.

Thence with the north line of said Lot 2, Block 1 of Menzel addition, N. 89 deg. 48 min. 05 sec. W. 175.66 feet to a set 1/2" iron rod with cap (HAHN RPLS 7030),

for the southwest corner of this and said 1.0 acre tract, from which a found 1/2" iron rod at the northerly northwest corner of said Lot 2, Block 1, Menzel addition bears N. 89 deg. 48 min. 05 sec. W. 564.05 feet.

Thence with the west line of said 1.0 acre tract, N. 00 deg. 25 min. 07 sec. E. 234.76 feet to the place of beginning.