

## PROPERTY DESCRIPTION

**BEING** a 53.616 acre tract of land in the W. Buyers Survey, Abstract Number 29, situated in the City of Joshua, Johnson County, Texas, and being a portion of that certain tract of land described in deed to SRE Joshua Development, recorded in Instrument Number 2019-6606, Official Public Records, Johnson County, Texas. The bearings for this description are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from static observation and NOAA/NGS Opus calculations performed on March 8, 2019. Said 53.616 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at the most westerly southwest corner of that certain tract of land described as Lot 27, Block 1, Heritage II, an addition to the City of Joshua, Johnson County, Texas as recorded in Volume 2020, Page 72, Deed Records, Johnson County, Texas and in a north line of said SRE Joshua Development tract;

THENCE North 89°57'13" East, along the south line of said Block 1 and said north line, at a distance of 942.52 feet, pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the southeast corner of Lot 15 of said Block 1 and the southwest corner of that certain tract of land described in deed to Charles Williams, recorded in Volume 967, Page 98, Official Public Records, Johnson County, Texas, for a total distance of 1195.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southeast corner of said Williams tract and the northeast corner of said SRE Joshua Development tract and in the west line of Winding Creek Subdivision, an addition to the City of Joshua, Johnson County, Texas, recorded in Volume 8, Page 806, Plat Records, Johnson County, Texas

THENCE South 00°46'29" West, departing said south and north lines and continuing along an east line of said SRE Joshua Development tract and a west line of said Winding Creek Subdivision and a west line of that certain tract of land described in deed to KTV Caddo LP, recorded in Volume 3445, Page 707, Official Public Records, Johnson County, Texas, for a total distance of 1224.72 Feet to a 1/2" iron rod with plastic cap found for the southeast corner of said SRE Joshua Development tract and in the north right of way line of Farm to Market Road Number 917, an 80 Foot wide right of way;

THENCE North 89°33'59" West, departing said east and west lines and continuing along a south line of said SRE Joshua Development tract and said north right of way line, a distance of 796.39 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a non-tangent curve, concave to the south, having a radius of 6115.75 Feet a central angle of 02°58'45", and a chord of 317.95 Feet bearing South 88°51'18" West;

THENCE westerly along said curve, a distance of 317.99 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 86°37'23" West, continuing along said south line and said north right of way line, a distance of 75.20 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 87°11'53" West, continuing along said south line and said north right of way line, a distance of 679.00 Feet to a 1/2" iron rod found for the southwest corner of said SRE

Joshua Development tract and the southeast corner of that certain tract of land described in deed to Skip Ho and Julianna T.T. Ho, recorded in Instrument Number 2010-18170, Deed Records, Johnson County, Texas;

THENCE North 00°22'11" East, along a west line of said SRE Joshua Development tract and the east line of said Ho tract, at a distance of 1228.05 Feet pass the common east corner of said Ho tract and that certain tract of land described in deed to Stephen Weatherred, recorded in Volume 1382, Page 710 Deed Records, Johnson County, Texas, departing said east line of the Ho tract and continuing along the east line of said Weatherred tract, for a total distance of 1337.52 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said east and west lines and continuing over and across said SRE Joshua Development tract, the following courses and distances;

North 89°41'03" East, a distance of 130.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 44°38'53" East, a distance of 25.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 60.50 Feet a central angle of 44°16'42", and a chord of 45.60 Feet bearing South 67°29'28" East;

Southeasterly along said curve, a distance of 46.75 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 89°37'49" East, a distance of 239.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 60.50 Feet a central angle of 08°50'20", and a chord of 9.32 Feet bearing North 85°57'01" East;

Northeasterly along said curve, a distance of 9.33 Feet;

South 00°02'47" East, a distance of 76.27 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 89°57'13" East, a distance of 241.22 Feet to the POINT OF BEGINNING and containing a computed area of 53.616 Acres, more or less.

Compiled from field ties and record data on January 25, 2022 by Whitfield-Hall Surveyors.

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