

STATE OF TEXAS           §

COUNTY OF JOHNSON   §

A **METES & BOUNDS** description of a certain 2.2945 acre tract of land situated in the George Casseland Survey, Abstract 173 in Johnson County, Texas, being all of a called 2.2927 acre tract conveyed to Joshua Retail Partners, LTD by Special Warranty Deed recorded in Clerk's File No. 2021-23057 of the Johnson County Official Public Records (JCOPR); said 2.2945 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, North Central Zone, NAD 83;

**COMMENCING** at a found cut "X" in concrete being the northwest corner of a called 1.2348 acre tract conveyed to Joshua Grove Retail, LP by Special Warranty Deed recorded in Clerk's File No. 2020-40953 of the JCOPR, also being Lot 6, Block 1 of Joshua Station Addition (unrecorded), and being the northeast corner of a called 9.750 acre tract conveyed to Cypress Creek Joshua Station, LP by Special Warranty Deed recorded in Clerk's File No. 2015-14145 of the JCOPR, also being Lot 10, Block 1 of Cypress Creek at Joshua Station recorded in Volume 10, Page 879 of the Johnson County Plat Records (JCPR);

THENCE, South 01°45'33" East, 179.33 feet along the west line of said Lot 6, east line of said Lot 10 to a found 5/8-inch iron rod (with cap stamped "RPLS 1890") being the southwest corner of said Lot 6 and being the northwest corner of said 2.2927 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 88°14'30" East, 300.26 feet along the south line of said Lot 6, north line of said 2.2927 acre tract to a set cut "X" in concrete being the southeast corner of said Lot 6, northeast corner of said 2.2927 acre tract and being in the west right of way line of South Broadway Street (a variable width right of way), from which a found 5/8-inch iron rod (with cap stamped "Pate Surveyors") being the northeast corner of said Lot 6, bears North 01°45'19" West, 179.19 feet;

THENCE, South 01°45'19" East, 332.84 feet along the east line of said 2.2927 acre tract, west line of said South Broadway Street to a set cut "X" in concrete being the southeast corner of said 2.2927 acre tract, northeast corner of a called 1.1529 acre tract conveyed to CFT NV Developments, LLC by Special Warranty Deed recorded in Clerk's File No. 2021-16764 of the JCOPR, also being Lot 9, Block 1 of Joshua Station Addition recorded in Document No. 2021-77 of the JCPR, from which a found 1/2-inch iron rod being the southeast corner of said Lot 9, bears South 01°45'19" East, 232.34 feet;

THENCE, South 88°13'27" West, 300.24 feet along the south line of said 2.2927 acre tract, north line of said Lot 9 to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") being the northwest corner of said Lot 9, southwest corner of said 2.2927 acre tract and being in the east line of said Lot 10, from which a found 1/2-inch iron rod (with cap stamped "Ft. Worth Surveyors") being the southwest corner of said Lot 9, southeast corner of said Lot 10, bears South 01°45'33" East, 225.98 feet.

THENCE, North 01°45'33" West, 332.93 feet along the west line of said 2.2927 acre tract, east line of said Lot 10 to the **POINT OF BEGINNING, CONTAINING** 2.2945 acres of land in Johnson County, Texas, as shown on Drawing No. 16902 in the office of Jones|Carter in Plano, Texas.

Joshua Retail Partners, LTD  
2.2945 Acres

George Casseland Survey  
Abstract No. 173

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Texas Board of Professional Engineers & Land Surveyors  
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