

Joshua Station Addition Lots 7A &7B

WHEREAS JOSHUA RETAIL PARTNERS, LTD, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173, COUNTY OF JOHNSON, TEXAS, AND BEING A PART OF THE PROPERTY DESCRIBED IN DEED TO JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS FILE NUMBER 2018-11574 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF JOSHUA STATION BOULEVARD (100' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, AS RECORDED IN VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS AND ALSO BEING THE NORTHWEST CORNER OF LOT 6 IN BLOCK 1 OF THE JOSHUA STATION ADDITION, AS RECORDED INSTRUMENT NO. 2020-243 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, SAID LOT 6 BEING CONVEYED TO JOSHUA GROVE RETAIL LP, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2020-40953 OF THE OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF JOSHUA STATION BOULEVARD (100' RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID JOSHUA GROVE RETAIL LP TRACT;

THENCE SOUTH 01° 45' 55" EAST (BASIS OF BEARINGS PER PLAT OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS) AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 10, COMMON WITH THE WEST LINE OF SAID LOT 6 OF JOSHUA STATION ADDITION AND JOSHUA GROVE RETAIL LP TRACT FOR A DISTANCE OF 179.33 FEET TO A 5/8" IRON ROD SET FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID LOT 7 AND THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 1 OF THE JOSHUA STATION ADDITION;

THENCE NORTH 88° 14' 05" EAST LEAVING THE EAST LINE OF SAID LOT 10 AND ALONG THE SOUTH LINE OF SAID LOT 6, COMMON WITH THE NORTH LINE OF AFORESAID LOT 7, FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 - S. BROADWAY STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID LOT 7 AND THE SOUTHEAST CORNER OF SAID LOT 6 AND JOSHUA GROVE RETAIL LP TRACT;

THENCE SOUTH 01° 45' 55" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 - S. BROADWAY STREET AND THE EAST LINE OF AFORESAID LOTS 7, 8 AND JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT, FOR A DISTANCE OF 332.83 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF AFORESAID LOTS 7, 8 AND JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT, AND THE NORTHEAST CORNER OF LOT 9 IN BLOCK 1 OF THE JOSHUA STATION ADDITION, AS RECORDED INSTRUMENT NO. 2021-77 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88° 14' 05" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 - S. BROADWAY STREET AND ALONG THE SOUTH LINE OF AFORESAID LOT 8 AND THE NORTH LINE OF SAID LOT 9 IN BLOCK 1 OF THE JOSHUA STATION ADDITION FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 9, AND BEING IN THE EAST LINE OF AFORESAID LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION;

THENCE NORTH 01° 45' 55" WEST ALONG THE WEST LINE OF AFORESAID LOTS 8 AND 9, BLOCK 1 OF JOSHUA STATION ADDITION AND THE EAST LINE OF AFORESAID LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, FOR A DISTANCE OF 332.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.2927 ACRES OR 99,869 SQUARE FEET OF LAND, MORE OR LESS.