

LOT 2, BLOCK 1
KARNA ADDITION
VOLUME 10, PAGE 569
PRJCT

LOT 1, BLOCK 1
KARNA ADDITION
VOLUME 10, PAGE 569
PRJCT

POINT OF BEGINNING
5/8" IRF

CALLLED 7.50 ACRES
FERNANDO RAMIREZ
CC# 2021-38950
DRJCT

TRACT I
2.000 ACRES
87,119 Sq. Feet
CALLLED 12.896 ACRES
RUMFIELD PROERTIES INC.
CC# 2025-23502
DRJCT

CALLLED 12.896 ACRES
RUMFIELD PROERTIES INC.
CC# 2025-23502
DRJCT

W.W. BYERS SURVEY
ABSTRACT NO. 29

EDDY AVENUE
PREScriptive RIGHT-OF-WAY

COUNTY ROAD 909
PREScriptive RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S27°32'24"W	57.30'
L2	S64°58'24"W	56.97'
L3	N01°36'52"W	94.40'
L4	N00°40'27"E	19.31'
L5	S18°40'30"E	3.16'

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY TRULY TITLE, GF NO. 25005229-30, EFFECTIVE DATE: JULY 8, 2025. ISSUE DATE: JULY 22, 2025. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE 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 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT 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 MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EXECUTED THIS THE 21ST DAY OF AUGUST, 2025.

Marshall Miller

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 250713
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

METES AND BOUNDS DESCRIPTION

TRACT I

BEING A 2.000 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 12.896 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-23502, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 12.896 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 7.50 ACRE TRACT OF LAND DESCRIBED BY DEED TO FERNANDO RAMIREZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-38950, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF LOT 1, BLOCK 1, KARNA ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 569, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINES OF SAID CALLED 12.896 ACRE TRACT, BEING COMMON WITH SAID CALLED 7.0 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 154.30 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE NORTH LINE OF SAID CALLED 12.896 ACRE TRACT AND BEING ON THE SOUTH LINE OF LOT 1, FROM WHICH A 1/2" IRON ROD FOUND ON THE NORTH LINE OF SAID CALLED 12.896 ACRE TRACT BEARS 89 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 269.01 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID CALLED 12.896 ACRE TRACT, A DISTANCE OF 564.67 FEET, TO A MAG NAIL SET ON THE SOUTH LINE OF SAID CALLED 12.896 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 909, A PREScriptive RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF SAID CALLED 12.896 ACRE TRACT BEARS SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 270.02 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 12.896 ACRE TRACT, A DISTANCE OF 154.30 FEET, TO A MAG NAIL SET FOR THE SOUTHWEST CORNER OF SAID CALLED 12.896 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 7.50 ACRE TRACT, FROM WHICH A 60D NAIL FOUND BEARS SOUTH 18 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 3.16 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID CALLED 12.896 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 7.50 ACRE TRACT, A DISTANCE OF 564.61 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.000 ACRES OR 87,119 SQUARE FEET OF LAND, MORE OR LESS.

ATTENTION TO SCHEDULE B ITEMS

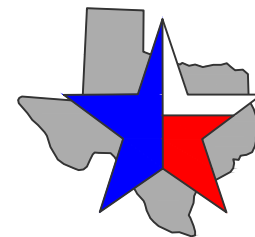
A. TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC AS TO PERMITTING OF ON-SITE WASTEWATER TREATMENT SYSTEM, RECORDED IN/UNDER VOLUME 2076 PAGE 146, OFFICIAL PUBLIC RECORDS, JOHNSON, TEXAS. (TRACTS 3 AND 2)

DOES AFFECT AND IS BLANKET IN NATURE

B. ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT(S) RECORDED IN/UNDER VOLUME 4369 PAGE 498, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

DOES AFFECT AND IS BLANKET IN NATURE

**BOUNDARY SURVEY
OF
TRACT I
2.000 ACRES OF LAND**
SITUATED IN THE W.W. BYERS SURVEY,
ABSTRACT NO. 29, CITY OF JOSHUA, JOHNSON
COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM