

DESCRIPTION OF PROPERTY

BEING a 68.939 acre tract of land in the W.W. BYERS SURVEY, ABSTRACT NUMBER 29, Johnson County, Texas and being all of at certain tract of land conveyed to SRE Joshua Dev, LLC according to the deed recorded in Document Number 2019-6606, Deed Records of Jonson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the existing north right-of-way line of FM 917, being the southwest corner of said FM 917 tract;

THENCE, North 00 degrees 22 minutes 11 seconds East, along the west line of said FM 917 tract, at 2283.66 feet passing a 1/2" capped iron rod set being in the proposed south right-of-way line of Caddo Road and continuing in all a distance of 2295.66 feet to a 1/2" iron rod found for corner, being in the existing south right-of-way line of C.R. 910 and being the northwest corner of said FM 917 tract;

THENCE, South 89 degrees 07 minutes 39 seconds East, along the existing south right-of-way line of said FM 917, 682.76 feet to a 1/2" iron rod found for corner, being the northeast corner of said FM 917;

THENCE, South 00 degrees 29 minutes 29 seconds West, along the most westerly west line of said FM 917 tract, at 12.00 feet passing a capped 1/2" rod set in the proposed south right-of-way of Caddo Road and continuing in all a distance of 1023.67 feet to a broken wood fence post found for corner;

THENCE, North 89 degrees 57 minutes 13 seconds East, along the most southerly north line of said line of said FM 917 tract, 1195.35 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being the most easterly northeast corner of said FM 917 tract;

THENCE, South 00 degrees 46 minutes 29 seconds West, along the most easterly east line of said line of said FM 917 tract, 1224.72 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being in the existing north right-of-way line of said FM 917 and also being the most easterly southeast corner of said FM 917 tract;

THENCE, North 89 degrees 33 minutes 59 seconds West, along the existing north right-of-way line of said FM 917, 796.39 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being the beginning of a curve to left with a radius of 6115.75 feet with a long chord bearing South 88 degrees 51 minutes 18 seconds West, 317.95 feet;

THENCE, along said curve to the left and continuing along the existing north right-of-way line of said FM 917, passing through a central angle of 02 degrees 58 minutes 45 seconds an arc length of 317.99 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner;

THENCE, South 86 degrees 37 minutes 23 seconds West, continuing along the existing north right-of-way line of said FM 917, 75.20 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner;

THENCE, South 87 degrees 11 minutes 53 seconds West, continuing along the existing north right-of-way line of said FM 917, 679.00 feet to the POINT OF BEGINNING.

The tract of land herein described contains 68.939 acres of land.

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