

PROPERTY DESCRIPTION

0.506 ACRE

BEING A TRACT OF LAND LOCATED IN THE J. H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF THE LAND CONVEYED TO T. J. MILLER and DENISE MILLER, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8385, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), ALSO BEING KNOWN AS LOT 3R-1, BLOCK 2, EAST HILLS ADDITION, PHASE I, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 218, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF JOSHUA BOULEVARD, FOR THE NORTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ROYAL ADDITION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 367, P.R.J.C.T.;

THENCE, S 06°41'23" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID JOSHUA BOULEVARD, A DISTANCE OF 111.20 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE NORTHEAST CORNER OF LOT 3R-2, SAID EAST HILLS ADDITION, PHASE I, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R-1 BEARS, S 06°41'23" E, A DISTANCE OF 111.20 FEET;

THENCE, S 89°43'47" W, A DISTANCE OF 199.75 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND IN THE EAST LINE OF LOT 4R-3, BLOCK 2, EAST HILLS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 844, P.R.J.C.T., FOR THE SOUTHWEST CORNER OF SAID LOT 3R-1 AND BEING THE NORTHWEST CORNER OF SAID LOT 3R-2;

THENCE, N 06°50'52" W, A DISTANCE OF 110.69 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3R-1 AND THE NORTHEAST CORNER OF SAID LOT 4R-3 AND BEING IN THE SOUTH LINE OF LOT 7, BLOCK 2, ROYAL ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 545, P.R.J.C.T.;

THENCE, N 89°34'28" E, WITH THE NORTH LINE OF SAID LOT 3R-1, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.506 ACRE OF LAND, AS SURVEYED ON THE GROUND ON AUGUST 9, 2021, UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

