

BEING a 8.995 acre tract of land situated in the **GEORGE CASSELAND SURVEY, ABSTRACT NO. 173**, in the City of Joshua, Johnson County, Texas, being that certain tract of land described as Tract I and Tract II, in a deed to Arnold L. Thormeyer and Donna K. Thormeyer, recorded in Volume 2384, Page 74, Deed Records, Johnson County, Texas, and that certain tract of land described as Tract I and Tract II, in a deed to Arnold L. Thormeyer and Donna K. Thormeyer, recorded in Document Number 2022-23775, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Tract II, a tract of land described in a deed to Richard A. Jacobs and Amanda J. Jacobs, et ux, recorded in Document Number 2017-23493, Deed Records, Johnson County, Texas, said point being in the south line of a tract of land described in a deed to Topographic Land Surveyors, Co., recorded in Document Number 2019-31519, Deed Records, Johnson County, Texas;

THENCE S 01°03'15" E, along the common line of said Tract II, and said Jacobs tract, passing a 1/2 inch iron rod found for the common corner of said Jacobs tract, and a tract of land described in a deed to Lindsay K. Buckler, et ux, recorded in Volume 1409, Page 474, Deed Records, Johnson County, Texas, at a distance of 310.13 feet, and left 0.33 feet, passing a 1/2 inch iron rod found for the common corner of said Buckler tract, and a tract of land described in a deed to Cathleen Anne Richardson, recorded in Document Number 2017-21259, Deed Records, Johnson County, Texas, at a distance of 521.15 feet, and left 0.55 feet, a 1/2 inch iron rod found online at a distance of 711.66 feet, and continuing a total distance of 733.30 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Tract II, and said Richardson tract, said point being in the centerline of County Road 1023, more or less;

THENCE S 89°41'04" W, along the south line of said Tract II, and along the centerline of said County Road 1023, more or less, passing the common corner of said Tract II, and said Tract I, passing the common corner of said Tract I, and said Thormeyer tract, recorded in Document Number 2022-23775, and continuing a total distance of 534.03 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Thormeyer tract, recorded in Document Number 2022-23775, and a tract of land described in a deed to Randall K. Hutchens, recorded in Volume 23414, Page 829, Deed Records, Johnson County, Texas;

THENCE N 01°06'34" W, along the common line of said Thormeyer tract, recorded in Document Number 2022-23775, and said Hutchens tract, passing a 3/8 inch iron rod found online at a distance of 30.00 feet, and continuing a total 733.26 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Thormeyer tract, recorded in Document Number 2022-23775, and said Hutchens tract, said point being in the south line of said Topographic Land Surveyors, Co. tract;

THENCE N 89°40'45" E, along the common line of said Thormeyer tract, recorded in Document Number 2022-23775, and said Topographic Land Surveyors, Co. tract,

passing a 1/2 inch iron rod with cap stamped "4732" found online for the common corner of said Thormeyer tract, recorded in Document Number 2022-23775, and said Tract II at a distance of 267.09 feet, and continuing a total distance of 534.74 feet to the **POINT OF BEGINNING** and containing 391,821 square feet or 8.995 acres of land more or less.