

BEING A 1.883 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.88 ACRE TRACT OF LAND DESCRIBED BY DEED TO DAKOTA MARSHALL AND KELLY MYERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-23054, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 8.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO MERLE M. BREITENSTEIN AND APRIL D. BREITENSTEIN, RECORDED IN VOLUME 963, PAGE 143, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF STADIUM DRIVE, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.88 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 181.60 FEET, TO MAG NAIL SET AT THE NORTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.28 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT N. WILLIAMS AND DARLENE WILLIAMS, RECORDED IN VOLUME 1374, PAGE 718, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 09 MINUTES 56 SECONDS WEST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID CALLED 1.88 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 0.28 ACRE TRACT, AT A DISTANCE OF 24.02 FEET, PASSING A 3/8" IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL 177.73 FEET, TO A 1/2" IRON ROD FOUND AT AN ELL CORNER IN SAID EAST LINE, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.28 ACRE TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 68.78 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID EAST LINE, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 0.28 ACRE TRACT, AND BEING ON THE WEST LINE OF A CALLED 5.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT N. WILLIAMS AND DARLENE WILLIAMS, RECORDED IN VOLUME 1214, PAGE 312, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 38 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, BEING COMMON WITH THE WEST LINE OF SAID CALLED 5.5 ACRE TRACT, A DISTANCE OF 39.85 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID EAST LINE, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.34 ACRE TRACT OF LAND AS DESCRIBED IN SAID WILLIAMS DEED (1374-718);

THENCE SOUTH 89 DEGREES 23 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.34 ACRE TRACT, A DISTANCE OF 68.42 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT AN ELL CORNER IN SAID EAST LINE, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.34 ACRE TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 42 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 219.38 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" AT THE SOUTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.34 ACRE TRACT, AND BEING ON THE LOWER NORTH LINE OF SAID CALLED 5.5 ACRE TRACT;

THENCE NORTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 1.88 ACRE TRACT, BEING COMMON WITH THE LOWER NORTH LINE OF SAID CALLED 5.5 ACRE TRACT, A DISTANCE OF 182.32 FEET, TO A 1/2" CAPPED IRON ROD

FOUND STAMPED "BURNS" AT THE SOUTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE LOWER NORTHWEST CORNER OF SAID CALLED 5.5 ACRE TRACT, SAME BEING ON THE EAST LINE OF SAID CALLED 8.00 ACRE TRACT;

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 1.88 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 8.00 ACRE TRACT, AT A DISTANCE OF 409.75 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL 434.38 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.883 ACRES OR 82,011 SQUARE FEET OF LAND, MORE OR LESS.