

BEING A 3.104 ACRE TRACT OF LAND SITUATED IN THE JOHN H. COOPER SURVEY, ABSTRACT NUMBER 145, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 12 AND 14, BRIARROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1966, PAGE 332, PLAT 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 NORTHEAST CORNER OF SAID LOT 12, SAME BEING THE NORTHWEST CORNER OF LOT 10, SAID BRIARROAKS ESTATES, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL, A 60' RIGHT-OF-WAY;

THENCE SOUTH 22 DEGREES 18 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, BEING COMMON WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 270.82 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO STONETOWN RANCHES OF JOSHUA, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-27323, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 43 MINUTES 58 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE FEET, SAID LOTS 12 AND 14, BEING COMMON WITH THE NORTH LINE OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, A DISTANCE OF 329.83 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING;

THENCE NORTH 88 DEGREES 25 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BEING COMMON WITH THE NORTH LINE OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, A DISTANCE OF 127.94 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, AND BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO EDWARD MARSHALL WEBSTER AND MALINDA WALLGREN WEBSTER, RECORDED IN VOLUME 2003, PAGE 46, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 59 MINUTES 58 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 14, BEING COMMON WITH THE EAST LINE OF SAID MARSHALL TRACT, A DISTANCE OF 291.31 FEET, TO A 60-D NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF LOT 13, SAID BRIARROAKS ESTATES;

THENCE SOUTH 86 DEGREES 49 MINUTES 03 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 197.95 FEET, TO A 60-D NAIL FOUND AT THE UPPER NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE LOWER SOUTHEAST CORNER OF SAID LOT 13, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BRIARWOOD TRAIL, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 125.28 FEET, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 143 DEGREES 33 MINUTES 36 SECONDS, WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 24 MINUTES 30 SECONDS EAST, A CHORD LENGTH OF 94.99 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF SAID LOT 12, FROM WHICH A 1/2"

CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" BEARS FOR REFERENCE SOUTH 57 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 32.26 FEET;

THENCE SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 268.89 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.104 ACRES OR 135,205 SQUARE FEET OF LAND, MORE OR LESS.