

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Hutchens tract, for the southeast corner of a called 1.61 acre tract of land conveyed in the deed to Erica Ochoa et vir recorded in Document Number 2022-36795, Deed Records, Johnson County, Texas, being in the north line of a called 2.030 acre tract of land conveyed in the deed to Nicholas Grimes, recorded in Document Number 2009-30671, Deed Records, Johnson County, Texas;

THENCE N 01°50'34" E, along the west line of said Hutchens tract, and along the east line of said Ochoa tract, a distance of 281.41 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Ochoa tract, for the southeast corner of a tract of land conveyed in the deed to John Nuckols recorded in Document Number 2013-3695, Deed Records, Johnson County, Texas;

THENCE N 01°39'47" E, along the west line of said Hutchens tract, and along the east line of said Nuckols tract, a distance of 252.26 feet to a 1/2 inch iron rod found for the northwest corner of said Linder tract, for the northeast corner of said Nuckols tract, and being in the south right-of-way line of County Road 909;

THENCE S 86°51'46" E, along the north line of said Hutchens tract, and along the south right-of-way line of said County Road 909, a distance of 508.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Hutchens tract, for the northwest corner of a called 1.000 acre tract of land conveyed in the deed to Jeffrey L. Monk et ux, Kathy J. Monk recorded in Document Number 2018-32680, Deed Records, Johnson County, Texas;

THENCE S 00°54'06" E, along the east line of said Hutchens tract, and along the west line of said Monk tract, passing a 1/2 inch iron rod found online at a distance of 0.89 feet, and continuing a total distance of 290.81 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the southwest corner of said Monk tract, for the westerly northwest corner of a called 5.22 acre tract of land conveyed in the deed to Kathy Monk recorded in Document Number 2017-28773, Deed Records, Johnson County, Texas;

THENCE S 00°38'58" E, along the east line of said Hutchens tract, and along the west line of said called 5.22 acre tract, a distance of 246.17 feet to a 1/2 inch iron rod found for the southeast corner of said Monk tract, for the northeast corner of said Grimes tract;

THENCE N 86°37'31" W, along the south line of said Hutchens tract, and along the north line of said Grimes tract, a distance of 532.53 feet to the **POINT OF BEGINNING** and containing 278,332 square feet or 6.390 acres of land more or less.