

**WHEREAS, MELITON DIAZ, JR,** OWNER OF A 5.908 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, AND THE DAVID HUNTER SURVEY, ABSTRACT NO. 348, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.908 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MELITON DIAZ, JR, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2023-19367, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 5.908 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE SOUTHEAST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF A CALLED 5.910 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO JUAN J. SOTO AND CHRISTINE M. SOTO, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2016-30509, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 705, A PRESCRIPTIVE RIGHT-OF-WAY;

**THENCE** SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 223.58 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE LOWER SOUTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF A CALLED 5.910 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO LAURA ANN BRITTON, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2024-13096, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR AN INTERIOR ELL CORNER OF SAID CALLED 5.910 ACRE TRACT BEARS SOUTH 89 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE OF 114.74 FEET;

**THENCE** NORTH 00 DEGREES 05 MINUTES 26 SECONDS WEST, ALONG THE LOWER WEST LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE UPPER EAST LINE OF SAID CALLED 5.910 ACRE BRITTON TRACT, A DISTANCE OF 196.66 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR AN INTERIOR ELL CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 5.910 ACRE BRITTON TRACT;

**THENCE** SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG THE UPPER SOUTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 5.910 ACRE BRITTON TRACT, A DISTANCE OF 1115.21 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE

UPPER SOUTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 5.910 ACRE BRITTON TRACT;

**THENCE** NORTH 04 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 5.908 ACRE TRACT, A DISTANCE OF 160.82 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE NORTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE UPPER SOUTHWEST CORNER OF SAID CALLED 5.910 ACRE SOTO TRACT;

**THENCE** SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 5.910 ACRE SOTO TRACT, A DISTANCE OF 1327.23 FEET, TO A 1/2" CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID CALLED 5.910 ACRE SOTO TRACT;

**THENCE** SOUTH 00 DEGREES 05 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID CALLED 5.910 ACRE SOTO TRACT, A DISTANCE OF 356.36 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 5.908 ACRES OR 257,339 SQUARE FEET OF LAND, MORE OR LESS.