

BEING A 2.286 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NUMBER 420, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 29, 31 AND 32, BLOCK 1, MOUNTAIN VALLEY ADDITION, UNIT ONE, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO RON W. COMBS AND MICHAELA COMBS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11018, ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO TIMOTHY M. DENSON AND BARBARA DENSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11019, AND ALL OF A CALLED 0.298 ACRE TRACT OF LAND DESCRIBED BY DEED TO BETTY MILLER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11020, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 32, SAME BEING THE SOUTHERNMOST CORNER OF LOT 33, SAID MOUNTAIN VALLEY ADDITION, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAKEAIRE DRIVE, A 60' RIGHT-OF-WAY;

THENCE SOUTH 40 DEGREES 14 MINUTES 07 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 96.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 108.86 FEET, CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 467.50 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 29 SECONDS, WHOSE LONG CHORD BEARS SOUTH 33 DEGREES 40 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 108.61 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 31, SAME BEING THE EASTERNMOST CORNER OF LOT 30, SAID MOUNTAIN VALLEY ADDITION, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 49 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 3.21 FEET;

THENCE NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 31, BEING COMMON WITH THE EAST NORTHEAST LINE OF SAID LOT 30, A DISTANCE OF 156.10 FEET, TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 31, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 30, AND BEING THE EASTERNMOST CORNER OF SAID COMBS TRACT;

THENCE SOUTH 39 DEGREES 53 MINUTES 07 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 30, A DISTANCE OF 47.19 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 29, AND BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 30;

THENCE SOUTH 02 DEGREES 21 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 29, BEING COMMON WITH THE WEST LINE OF SAID LOT 30, A DISTANCE OF 130.71 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 29, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 30, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, A 60' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 26.52 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 790.96 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 15 SECONDS, WHOSE LONG CHORD BEARS NORTH 86 DEGREES 50 MINUTES 26 SECONDS WEST, A CHORD LENGTH OF 26.52 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 82.51 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 29, SAME BEING THE SOUTHEAST CORNER OF LOT 28, SAID MOUNTAIN VALLEY ADDITION;

THENCE NORTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 29, BEING COMMON WITH THE EAST LINE OF SAID LOT 28, A DISTANCE OF 129.97 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 29, SAME BEING THE NORTHEAST CORNER OF SAID LOT 28, AND BEING ON THE SOUTH LINE OF SAID COMBS TRACT;

THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 120.04 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1811" AT THE SOUTHWEST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 28, AND BEING ON THE SOUTHEAST LINE OF A CALLED 143.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO ZL & SKY, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-8443, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, A DISTANCE OF 30.09 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 54 DEGREES 01 MINUTES 20 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID COMBS TRACT AND THE NORTHWEST LINE OF SAID DENSON TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, AT A DISTANCE OF 159.71 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID COMBS TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID DENSON TRACT, AND CONTINUING IN ALL 255.85 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 47 DEGREES 19 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE NORTHWEST LINE OF SAID DENSON TRACT AND ALONG THE NORTHWEST LINE OF SAID CALLED 0.298 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT. AT A DISTANCE OF 58.80 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID DENSON TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, AND CONTINUING IN ALL 164.65 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT;

THENCE SOUTH 49 DEGREES 49 MINUTES 55 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 0.298 ACRE TRACT AND THE NORTHEAST LINE OF SAID LOT 32, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 33, AT A DISTANCE OF 117.56 FEET, PASSING A 100-D NAIL FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 32, AND CONTINUING IN ALL 257.33 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.286 ACRES OR 99,591 SQUARE FEET OF LAND, MORE OR LESS.