

PROPERTY DESCRIPTION

32.123 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. M. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 32.123 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-20149, AND INSTRUMENT NO. 2025-20150, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND ALSO BEING KNOWN AS ALL OF LOT 4 AND LOT 6, BLOCK 1, BACK FORTY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 686, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON MAY 14, 2025 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 2" STEEL FENCE POST FOUND (N:6855782.41, E:2315092.38) IN THE SOUTHERLY LINE OF LOT 10, BRIAROAKS ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 489, PAGE 645, P.R.J.C.T., FOR THE NORTHWESTERLY CORNER OF SAID LOT 6 AND THE NORTHEASTERLY CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, P.R.J.C.T.;

THENCE, S 87°53'15" E, A DISTANCE OF 1497.19 FEET TO A POINT IN TRAILWOOD DRIVE, FOR THE NORTHEASTERLY CORNER OF SAID LOT 6 AND BEING THE SOUTHEASTERLY CORNER OF LOT 2, SAID BRIAROAKS ESTATES, FROM WHICH A 4" WOODEN FENCE POST FOUND BEARS, S 80°37'49" W, A DISTANCE OF 0.96 FEET AND A MAG NAIL FOUND IN ASPHALT IN SAID TRAILWOOD DRIVE BEARS, S 87°53'15" E, A DISTANCE OF 15.49 FEET;

THENCE, S 00°04'23" W, WITH THE EASTERLY LINE OF SAID LOT 6 AND WITH SAID TRAILWOOD DRIVE, A DISTANCE OF 146.79 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF SAID LOT 6 AND BEING THE NORTHEASTERLY CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2414, PAGE 51, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 6 AND SAID 2.00 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°28'10" W, A DISTANCE OF 398.10 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 6 AND THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

S 02°29'58" E, A DISTANCE OF 256.97 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 6, SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

N 80°09'36" E, A DISTANCE OF 139.65 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2231, PAGE 863, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR

THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT BEARS, N 80°09'36" E, A DISTANCE OF 253.59 FEET;

THENCE, S 01°09'23" E, WITH THE EASTERLY LINE OF SAID 32.123 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 183.32 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF LOT 2R, BLOCK 1, BACK FORTY ADDITION ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 11, P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID LOT 2R, BLOCK 1 BEARS, N 76°46'23" E, A DISTANCE OF 253.40 FEET;

THENCE, S 76°46'23" W, A DISTANCE OF 45.75 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "1598" FOUND FOR AN ANGLE CORNER OF SAID LOT 6 AND THE NORTHWESTERLY CORNER OF SAID LOT 2R, BLOCK 1;

THENCE, S 00°41'02" W, A DISTANCE OF 273.51 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF LOT 2R, BLOCK 1, SAID BACK FORTY ADDITION;

THENCE, S 89°55'58" E, A DISTANCE OF 290.28 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID TRAILWOOD DRIVE, FOR AN EASTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID LOT 2R, BLOCK 1;

THENCE, S 00°42'07" W, WITH THE WESTERLY LINE OF SAID TRAILWOOD DRIVE, A DISTANCE OF 59.98 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHEASTERLY CORNER OF LOT 3, BLOCK 1, SAID BACK FORTY ADDITION;

THENCE, N 89°54'49" W, A DISTANCE OF 290.26 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1;

THENCE, S 00°41'02" W, A DISTANCE OF 154.22 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND IN THE NORTHERLY LINE OF A CALLED 5.49 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201100006377, O.P.R.J.C.T. FOR THE SOUTHEASTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID LOT 3, BLOCK 1 BEARS, S 89°52'51" E, A DISTANCE OF 290.21 FEET;

THENCE, N 89°52'51" W, AT A DISTANCE OF 1279.47 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF A CALLED 4.4917 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3899, PAGE 181, O.P.R.J.C.T. AND THE NORTHEASTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4471, PAGE 632, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 1318.58 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID 1.00 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF A CALLED 0.6538 ACRE TRACT OF LAND AS DESCRIBED

IN A DEED RECORDED IN VOLUME 370, PAGE 13, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.);

THENCE, N 00°15'45" E, A DISTANCE OF 284.43 FEET TO A POINT FOR AN ANGLE CORNER OF SAID LOT 6, THE NORTHEASTERLY CORNER OF SAID 0.6538 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID LOT 1R, BLOCK A, JOSHUA RANCH ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 6 AND SAID LOT 1R, BLOCK A, THE FOLLOWING BEARINGS AND DISTANCES:

N 38°54'11" E, A DISTANCE OF 177.87 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 5614" FOUND FOR A COMMON ANGLE CORNER;

N 00°27'39" E, A DISTANCE OF 686.92 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 32.123 ACRES OF LAND**. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.