

JOSHUA GARDENS - 19.534 ACRES

METES AND BOUNDS DESCRIPTION

BEGINNING at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6842489.9 and Easting 2319057.8, in the approximate centerline of County Road No. 705 at the southwest corner of said Tract 2 and the southeast corner of tract of land described as Tract 1 in Warranty Deed with Vendor's Lien to Joshua Development Company LTD, recorded in Book 3393 Page 369, OPRJCT;

THENCE North 00 degrees 03 minutes 50 seconds West (grid bearings based on said Texas Coordinate System), with the west line of said Tract 2 and the east line of said Joshua Development Company tract, passing a found 1/2" iron rod at a distance of 28.74 feet and continuing for a total distance of 1421.10 feet to a point at the Northwest corner of said Tract 2 and an inner ell corner of said Joshua Development Company tract;

THENCE South 89 degrees 52 minutes 49 seconds East, with the south line of said Joshua Development Company tract, passing a 1/2" iron rod found at the common corner of said Tract 1 and Tract 2 of said Joshua Gardens at a distance of 337.54 feet, passing at a distance of 1126.43 feet to a found 1/2" iron rod and continuing for a total distance of 1145.81 feet to a point in the approximate centerline of Buffalo Creek;

THENCE Southerly, with the meanders of the approximate center line of Buffalo Creek following twenty-eight (28) calls:

1. South 11 degrees 48 minutes 16 seconds West, a distance of 41.34 feet to a point;
2. South 15 degrees 13 minutes 18 seconds West, a distance of 34.66 feet to a point;
3. South 45 degrees 39 minutes 30 seconds West, a distance of 43.20 feet to a point;
4. South 64 degrees 26 minutes 53 seconds West, a distance of 66.83 feet to a point;
5. North 65 degrees 25 minutes 08 seconds West, a distance of 23.07 feet to a point;
6. South 79 degrees 05 minutes 09 seconds West, a distance of 32.21 feet to a point;
7. South 13 degrees 08 minutes 30 seconds West, a distance of 16.08 feet to a point;
8. South 58 degrees 48 minutes 44 seconds West, a distance of 38.33 feet to a point;
9. South 02 degrees 26 minutes 27 seconds West, a distance of 68.43 feet to a point;
10. South 30 degrees 42 minutes 32 seconds West, a distance of 14.46 feet to a point;
11. South 54 degrees 51 minutes 17 seconds West, a distance of 77.35 feet to a point;
12. South 69 degrees 06 minutes 15 seconds West, a distance of 65.37 feet to a point;
13. South 64 degrees 53 minutes 52 seconds West, a distance of 42.66 feet to a point;
14. South 35 degrees 27 minutes 41 seconds West, a distance of 39.81 feet to a point;
15. South 81 degrees 17 minutes 20 seconds West, a distance of 82.08 feet to a point;

16. North 71 degrees 07 minutes 24 seconds West, a distance of 61.05 feet to a point;
17. South 10 degrees 49 minutes 42 seconds West, a distance of 60.45 feet to a point;
18. South 31 degrees 27 minutes 16 seconds West, a distance of 49.01 feet to a point;
19. South 10 degrees 52 minutes 22 seconds East, a distance of 26.45 feet to a point;
20. South 10 degrees 54 minutes 41 seconds West, a distance of 100.07 feet to a point;
21. South 17 degrees 56 minutes 52 seconds East, a distance of 49.62 feet to a point;
22. South 51 degrees 46 minutes 54 seconds East, a distance of 83.36 feet to a point;
23. South 59 degrees 36 minutes 02 seconds East, a distance of 49.29 feet to a point;
24. North 62 degrees 01 minutes 25 seconds East, a distance of 39.82 feet to a point;
25. South 39 degrees 07 minutes 06 seconds East, a distance of 60.41 feet to a point;
26. South 29 degrees 22 minutes 20 seconds East, a distance of 101.80 feet to a point;
27. South 46 degrees 19 minutes 12 seconds East, a distance of 27.26 feet to a point;
28. South 22 degrees 10 minutes 31 seconds West, a distance of 51.28 feet to a point at the Northeast corner of a tract of land described as a called 6.054 acre tract of land in Warranty Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1053 Page 469, OPRJCT;

THENCE South 89 degrees 56 minutes 14 seconds West, with the north line of said Thomas C. Bledsue tract and the north line of a tract of land described as a called 0.78 acre tract of land in Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1055 Page 226, OPRJCT, a distance of 530.35 feet to a point at the northwest corner of said 0.78 acre tract;

THENCE South 00 degrees 03 minutes 48 seconds East, with the west line of said 0.78 acre tract, passing a found 1/2" iron rod at a distance of 500.49 feet and continuing for a total distance of 528.65 feet to a found 1/2" iron rod on the south line of said Tract 2 in the approximate centerline of said County Road No. 705 at the southwest corner of said 0.78 acre tract;

THENCE South 89 degrees 55 minutes 54 seconds West, with the south line of said Tract 2 and the approximate centerline of said County Road No. 705, a distance of 277.40 feet to **THE POINT OF BEGINNING** and containing 19.534 acres, or 850,898 square feet of land, more or less, with approximately 0.181 of an acre being contained in said County Road No. 705.