

METES & BOUNDS DESCRIPTION

BEING A 12.527 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 18.49 ACRE TRACT OF LAND (REMAINING PORTION) DESCRIBED BY DEED TO PAULA ANN WINCK AND BOBBIE LEE WARD, JR., CO-TRUSTEES OF THE WARD FAMILY IRREVOCABLE TRUST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2014-18496, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "GIS" AT THE SOUTHEAST CORNER OF A CALLED 5.970 ACRE TRACT OF LAND DESCRIBED BY DEED TO MPI INVESTMENTS, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-2211, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO HARRISON PARTNERS, LLC, RECORDED IN VOLUME 3557, PAGE 980, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE ORIGINAL SOUTHEAST CORNER OF SAID CALLED 18.49 ACRE TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY;

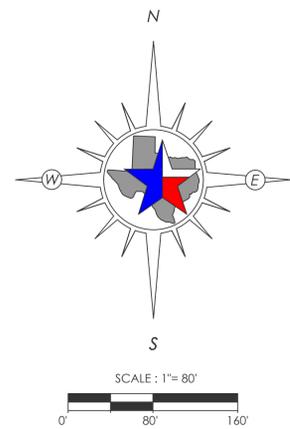
THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 5.970 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 10.00 ACRE TRACT, A DISTANCE OF 424.28 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 4277", AT THE SOUTHWEST CORNER OF SAID CALLED 5.970 ACRE TRACT, BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 45 MINUTES 47 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 18.49 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 10.00 ACRE TRACT, A DISTANCE OF 887.76 FEET, TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 18.49 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 10.00 ACRE TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE, A 100' RIGHT-OF-WAY;

THENCE NORTH 02 DEGREES 24 MINUTES 32 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 614.21 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 18.49 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 13.62 ACRE TRACT OF LAND DESCRIBED BY DEED TO TIMOTHY CRAIG ISAACKS, RECORDED IN VOLUME 3783, PAGE 572, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 48 MINUTES 51 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 18.49 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 13.62 ACRE TRACT AND THE SOUTH LINE OF A CALLED 2.41 ACRE TRACT OF LAND DESCRIBED BY DEED TO SCO, L.P., RECORDED IN VOLUME 3384, PAGE 437, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 891.59 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" AT THE NORTHWEST CORNER OF SAID CALLED 5.970 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 5.970 ACRE TRACT BEARS NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 424.15 FEET;

THENCE SOUTH 02 DEGREES 03 MINUTES 16 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 5.970 ACRE TRACT, A DISTANCE OF 613.28 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 12.527 ACRES OR 545,694 SQUARE FEET OF LAND, MORE OR LESS.



**ALTA/NSPS LAND TILE SURVEY
OF
12.527 ACRES OF LAND
LOCATED IN THE GEORGE CASSELAND SURVEY,
ABSTRACT NO. 173, CITY OF JOSHUA,
JOHNSON COUNTY, TEXAS**



**- LONESTAR -
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM**

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: BUYER, TITLE COMPANY AND LENDER:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE FEBRUARY 23, 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 13, 14, 16, AND 17 OF TABLE A ITEMS THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 19, 2022.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 220479 DATE: MAY 23, 2022
REVISED DATE:
REVISION NOTES:
SHEET 1 OF 1

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.
- IN REGARDS TO TABLE A ITEM 7a: NO BUILDINGS EXIST ON THE PROPERTY.
- IN REGARDS TO TABLE A ITEM 8: NO IMPROVEMENTS EXIST ON THE PROPERTY.
- IN REGARDS TO TABLE A ITEM 9: NO PARKING SPACES EXIST ON THE PROPERTY.
- IN REGARDS TO TABLE A ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK.
- IN REGARDS TO TABLE A ITEM 17: NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- LEGEND**
- ALL SYMBOLS MAY NOT APPLY
 - BURIED UTILITY MARKER
 - TELEPHONE PEDESTAL
 - SANITARY SEWER MANHOLE
 - MAILBOX
 - SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - ELECTRIC BOX
 - STORM DRAIN MANHOLE
 - SINGLE POST TRAFFIC SIGN
 - CUY WIRE
 - LIGHT POLE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - ELECTRIC METER
 - AVC UNIT
 - GAS METER
 - SEPTIC LID
 - GAS LINE MARKER
 - CHAINLINK FENCE
 - BARBED WIRE FENCE
 - WOOD FENCE
 - IRON FENCE
 - DRCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
 - PRCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - CC# = COUNTY CLERK'S INSTRUMENT NUMBER
 - IRF = IRON ROD FOUND
 - RS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
 - OHE = OVERHEAD ELECTRIC