

PROPERTY DESCRIPTION
30.19 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. MACKEY SURVEY, ABSTRACT NO. 589, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 80.226 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-2125 AND INSTRUMENT NO. 2023-2126, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.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). SURVEYED ON THE GROUND ON AUGUST 28, 2023 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 1/2" IRON ROD FOUND (N:6826580.36, E:2325851.50) IN COUNTY ROAD NO. 805, FOR AN ELL CORNER OF SAID 80.226 ACRE TRACT, FROM WHICH A NAIL WITH A WASHER FOUND FOR A WESTERLY NORTHWEST CORNER OF SAID 80.226 ACRE TRACT BEARS, N 89°48'24" W, A DISTANCE OF 181.38 FEET;

THENCE, WITH THE WESTERLY LINE OF SAID 80.226 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 805, THE FOLLOWING BEARINGS AND DISTANCES:

N 00°19'14" W, A DISTANCE OF 565.56 FEET TO A COTTON SPINDLE SET;

N 40°44'30" E, A DISTANCE OF 463.42 FEET TO A COTTON SPINDLE SET IN ASPHALT AT THE INTERSECTION OF SAID COUNTY ROAD NO. 805 AND WEST 4TH STREET, FOR THE NORTHWESTERLY CORNER OF SAID 80.226 ACRE TRACT;

THENCE, S 87°52'33" E, WITH THE NORTHERLY LINE OF SAID 80.226 ACRE TRACT AND WITH SAID EAST 4TH STREET, A DISTANCE OF 718.61 FEET TO A COTTON SPINDLE SET IN ASPHALT, FOR THE NORTHEASTERLY CORNER OF SAID 80.226 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF A CALLED 11.323 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4451, PAGE 855, O.P.R.J.C.T.;

THENCE, S 00°25'03" E, WITH THE EASTERLY LINE OF SAID 80.226 ACRE TRACT, AT A DISTANCE OF 25.88 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 1323.79 FEET TO A POINT FOR AN ANGLE CORNER IN THE NORTHERLY LINE OF LOT 4, BLOCK 1, SAID WESTERN TRAILS LAND CO. ADDITION, AND BEING IN THE WESTERLY LINE OF A CALLED 7.549 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-20866, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "DUMAS SURVEYING" FOUND BEARS, S 89°13'50" E, A DISTANCE OF 0.59 FEET;

THENCE, N 89°13'50" W, AT A DISTANCE OF 104.57 FEET, PASSING A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "DUMAS SURVEYING" FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 4 AND THE NORTHEASTERLY CORNER

OF SAID LOT 3, AT A DISTANCE OF 816.54 FEET, PASSING A 3" STEEL FENCE POST FOUND FOR THE NORTHERNMOST NORTHWESTERLY CORNER OF SAID LOT 3, CONTINUING IN ALL A TOTAL DISTANCE OF 1038.38 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED 'TRANS TEXAS SURVEYING' SET;

THENCE, N 01°31'59" E, A DISTANCE OF 419.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 30.19 ACRES OF LAND. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

09/15/2023

Robert L. Young

