

METES AND BOUNDS DESCRIPTION

BEING A 1.060 ACRE TRACT OF LAND SITUATED IN THE REASON W. BOYCE SURVEY, ABSTRACT NUMBER 24, CITY OF GODLEY, JOHNSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CARLA CONRAD EDWARDS, RECORDED IN VOLUME 1860, PAGE 79, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "LONESTAR" AT THE NORTHERNMOST CORNER OF SAID EDWARDS TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.244 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOHNNY HORTON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-428, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLARA F. DELAUNE AND GINA G. DELAUNE, RECORDED IN VOLUME 3423, PAGE 59, DEED RECORDS, JOHNSON COUNTY, TEXAS:

THENCE SOUTH 49 DEGREES 49 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 0.244 ACRE TRACT, A DISTANCE OF 101.91 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "LONESTAR" AT THE UPPER NORTHEAST CORNER OF SAID EDWARDS TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.244 ACRE TRACT, AND BEING ON THE NORTHWEST LINE OF A CALLED 0.53 ACRE TRACT OF LAND DESCRIBED BY DEED TO GEMELOS PROPERTIES, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-31590, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "POGUE" AT THE EASTERNMOST CORNER OF SAID CALLED 0.244 ACRE TRACT BEARS NORTH 40 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 94.92 FEET:

THENCE SOUTH 40 DEGREES 44 MINUTES 44 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 0.53 ACRE TRACT, A DISTANCE OF 72.93 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "POGUE" AT AN ELL CORNER IN SAID NORTHEAST LINE, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.53 ACRE TRACT:

THENCE SOUTH 59 DEGREES 18 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 54.38 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN SAID NORTHEAST LINE, SAME BEING THE LOWER NORTH CORNER OF A CALLED 4.57 ACRE TRACT OF LAND DESCRIBED BY DEED TO ALL STATE PROPERTIES, INC., RECORDED IN VOLUME 4534, PAGE 797, DEED RECORDS, JOHNSON COUNTY, TEXAS:

THENCE SOUTH 26 DEGREES 29 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 4.57 ACRE TRACT, A DISTANCE OF 266.12 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID EDWARDS TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.63 ACRE TRACT OF LAND DESCRIBED BY DEED TO GINA DELAUNE, RECORDED IN VOLUME 1765, PAGE 191, DEED RECORDS, JOHNSON COUNTY, TEXAS:

THENCE NORTH 68 DEGREES 06 MINUTES 33 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE NORTHEAST LINE OF SAID CALLED 1.63 ACRE TRACT, A DISTANCE OF 143.43 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID EDWARDS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 1.63 ACRE TRACT, AND BEING ON THE SOUTHEAST LINE OF SAID DELAUNE TRACT (3423-59), FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.63 ACRE TRACT BEARS SOUTH 28 DEGREES 05 MINUTES 11 SECONDS WEST, A DISTANCE OF 473.87 FEET:

THENCE NORTH 27 DEGREES 39 MINUTES 26 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID DELAUNE TRACT (3423-59), A DISTANCE OF 376.49 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.060 ACRES OR 46,172 SQUARE FEET OF LAND, MORE OR LESS.

15' ACCESS EASEMENT

BEING A 0.183 ACRE TRACT OF LAND SITUATED IN THE REASON W. BOYCE SURVEY, ABSTRACT NUMBER 24, CITY OF GODLEY, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLARA F. DELAUNE AND GINA G. DELAUNE, RECORDED IN VOLUME 3423, PAGE 59, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.416 ACRE TRACT OF LAND DESCRIBED BY DEED TO, GODLEY WILDCAT PROPERTIES, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-26101, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "LONESTAR" AT THE NORTHERNMOST CORNER OF SAID EDWARDS TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.244 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOHNNY HORTON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-428, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLARA F. DELAUNE AND GINA G. DELAUNE, RECORDED IN VOLUME 3423, PAGE 59, DEED RECORDS, JOHNSON COUNTY, TEXAS:

THENCE SOUTH 27 DEGREES 39 MINUTES 26 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF A CERTAIN TRACT OF LAND, DESCRIBED BY DEED TO CARLA CONRAD EDWARDS, RECORDED IN VOLUME 1860, PAGE 79, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 15.00 FEET, TO A POINT FOR CORNER;

THENCE NORTH 57 DEGREES 26 MINUTES 39 SECONDS WEST, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 30.52 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 32 DEGREES 30 MINUTES 12 SECONDS WEST, CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, AND THEN PASSING THE NORTHWEST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 5.416 ACRE TRACT, AND OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT A DISTANCE OF 77.68 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 24 DEGREES 29 MINUTES 25 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, AND THEN PASSING SAID COMMON LINE BETWEEN SAID DELAUNE TRACT, AND SAID CALLED 5.416 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 272.11 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 62 DEGREES 20 MINUTES 34 SECONDS EAST, CONTINUING OVER AND ACROSS AID DELAUNE TRACT, A DISTANCE OF 21.94 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 27 DEGREES 39 MINUTES 26 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID EDWARDS TRACT, A DISTANCE OF 15.00 FEET, TO A 1/2" IRON ROD FOUND, BEING THE WEST CORNER OF SAID EDWARDS TRACT, AND BEING THE NORTH CORNER OF A SAID CALLED 1.63 ACRE TRACT, DESCRIBED BY DEED TO GINA DELAUNE, RECORDED IN VOLUME 1765, PAGE 191, DEED RECORDS, JOHNSON COUNTY, TEXAS; FROM WHICH A 1/2" IRON ROD FOUND BEING THE SOUTH CORNER OF SAID CALLED EDWARDS TRACT, BEARS SOUTH 68 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 143.43 FEET;

THENCE NORTH 62 DEGREES 20 MINUTES 34 SECONDS WEST, OVER AND ACROSS SAID DELAUNE TRACT, AND PASSING THE NORTHWEST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 5.416 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, A DISTANCE OF 36.14 FEET, TO A POINT FOR CORNER;

THENCE NORTH 24 DEGREES 29 MINUTES 25 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, A DISTANCE OF 287.35 FEET, TO A POINT FOR CORNER;

THENCE NORTH 32 DEGREES 30 MINUTES 12 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, A DISTANCE OF 95.38 FEET, TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 29 MINUTES 51 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, AND PASSING THE SOUTHEAST LINE OF SAID CALLED 5.416 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID DELAUNE TRACT, AND CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 98.99 FEET, TO A POINT FOR CORNER;

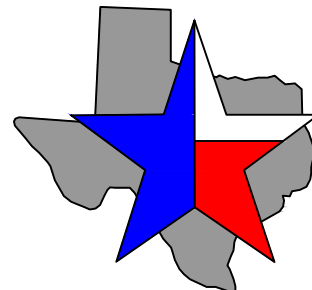
THENCE SOUTH 50 DEGREES 07 MINUTES 44 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID DELAUNE TRACT, A DSITANCE OF 15.07 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING THE NORTH CORNER OF A SAID CALLED 0.244 ACRE TRACT:

THENCE SOUTH 45 DEGREES 29 MINUTES 51 SECONDS WEST, OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 98.76 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 57 DEGREES 26 MINUTES 39 SECONDS EAST, CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 29.26 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.183 ACRES OR 7,971 SQUARE FEET OF LAND, MORE OR LESS.

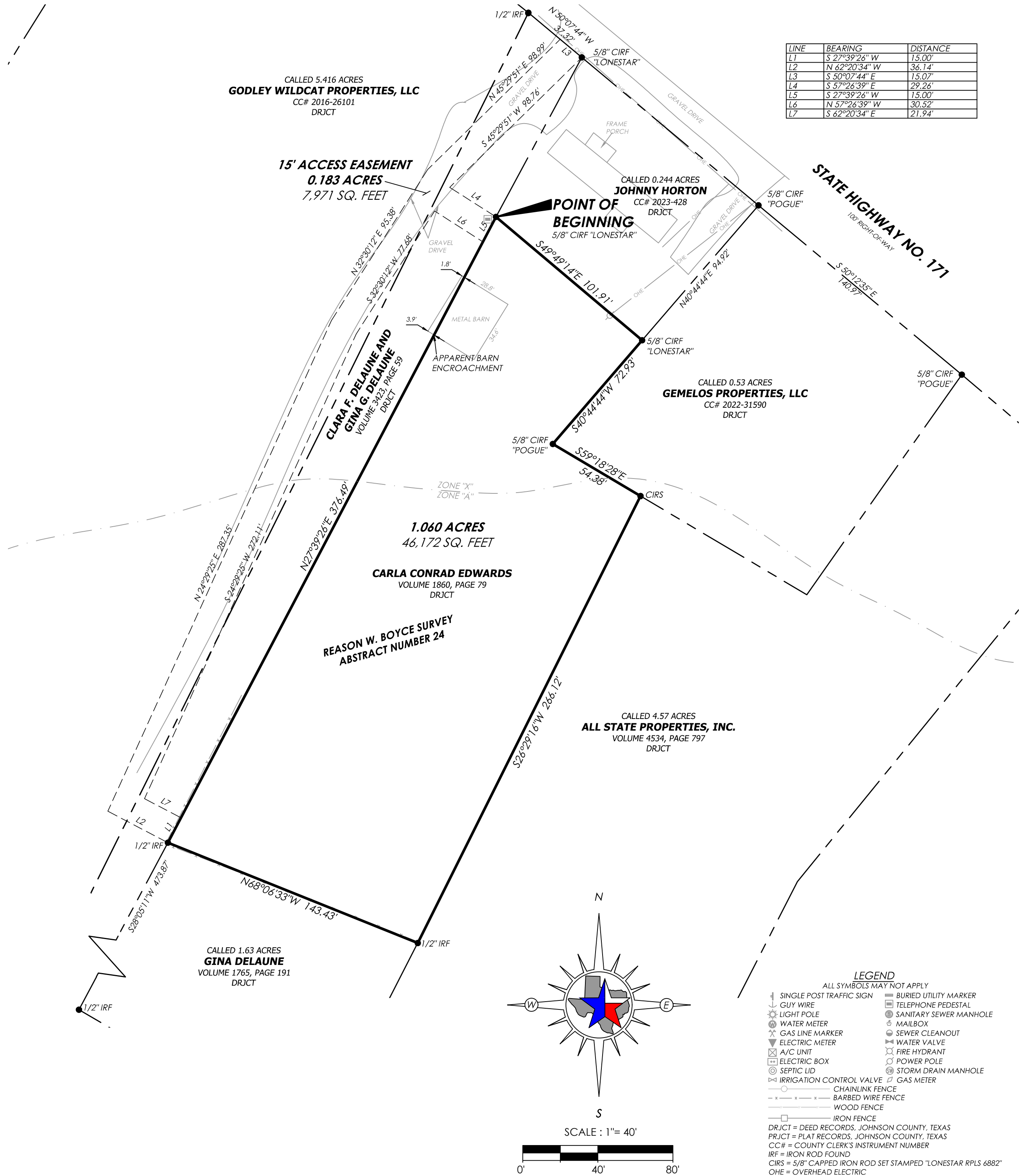
BOUNDARY SURVEY
OF
1.060 ACRES OF LAND

SITUATED IN THE REASON W. BOYCE SURVEY,
ABSTRACT NO. 24, CITY OF GODLEY, JOHNSON
COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. BU-2198-JG, ISSUED: MAY 10, 2023, EFFECTIVE: APRIL 27, 2023. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
3. ALL CORNERS CALLED CIRS ARE 5/8" INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
4. 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.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON MAY 12, 2023. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 17th DAY OF MAY, 2023.

Marshall Miller

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



PROJECT NUMBER: 230366 DATE: MAY 17, 2023
REVISED DATE: MAY 22, 2023
REVISION NOTES: ADDED 15' ACCESS EASEMENT
SHEET 1 OF 1

ATTENTION TO SCHEDULE B ITEMS

- 10e. SUBJECT TO THE WATER LINE EASEMENT REFERENCED IN WARRANTY DEED FILED MARCH 29, 1995, UNDER VOLUME 1860, PAGE 79, REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS.
DOES AFFECT, HOWEVER, NO EASEMENT WIDTH DELINEATED OR EVIDENCE OF WATERLINE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0135J, DATED DECEMBER 4, 2012, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION OF 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.