

**LEGAL DESCRIPTION FOR ZONING PURPOSES
30.09 ACRES OF LAND**

**OWNER: KAREN A. SCHROEDER, SUCCESSOR TRUSTEE OF THE
LOUIS WOCHNER REVOCABLE TRUST**

BEING A TRACT OF LAND SITUATED IN THE CRAWFORD TREESE SURVEY, IN JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED BY WARRANTY DEED TO J.W. PATTERSON, RECORDED IN VOLUME 304, PAGE 222, OF THE JOHNSON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHEAST CORNER OF THE E. MCANEAR SURVEY, AND ALSO BEING THE NORTHWEST CORNER OF THE SAID TRACT OF LAND CONVEYED BY WARRANTY DEED TO J.W. PATTERSON;

THENCE SOUTH 29 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 2655.0 FEET TO A ROAD;

THENCE NORTH 59 DEGREES 38 MINUTES EAST ALONG SAID ROAD A DISTANCE OF 450.66 FEET;

THENCE NORTH 29 DEGREES 30 MINUTES 30 SECONDS WEST A DISTANCE OF 2372.56 FEET;

THENCE NORTH 60 DEGREES 00 MINUTES EAST A DISTANCE OF 479.18 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 287;

THENCE NORTH 55 DEGREES 13 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 287 A DISTANCE OF 308.99 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 287 WITH A ROAD;

THENCE SOUTH 60 DEGREES 00 MINUTES WEST ALONG SAID ROAD A DISTANCE OF 794.74 FEET TO THE **PLACE OF BEGINNING**, CONTAINING 30.09 ACRES OF LAND, APPROXIMATELY, WITH A PORTION BEING OCCUPIED BY TWO ROADS.