

**BEING** 55.899 ACRES OF LAND LOCATED IN THE A. BEDFORD SURVEY, ABSTRACT NUMBER 60, JOHNSON COUNTY, TEXAS, BEING ALL OF THE WILLIAMS TROY SELLS AND BRENDA J. SELLS CALLED 55.61 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2014-25753, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF THE ABOVE-MENTIONED 55.61 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF THE DEBRA C. MEEKS AND HUSBAND, RAYMOND M. MEEKS CALLED 12.10 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2012-9516, (O.P.R.J.C.T.), FROM WHICH A P.K. NAIL FOUND BEARS NORTH 12 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.67 FEET AND ALSO FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "MILLER RPLS 5665" FOUND BEARS SOUTH 71 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 26.04 FEET;

**THENCE** NORTH 29 DEGREES 56 MINUTES 54 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 55.61 ACRE TRACT, A DISTANCE OF 42.37 FEET TO A RAILROAD SPIKE FOUND AT THE EAST CORNER OF A CALLED 0.337 ACRE RIGHT-OF-WAY DEDICATION AS SHOWN BY BLUEBONNET PARK ESTATES, AN ADDITION RECORDED IN CABINET 101, SLIDE K, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAME BEING THE NORTH CORNER OF THE ABOVE-MENTIONED 12.10 ACRE TRACT AND BEING IN COUNTY ROAD 520;

**THENCE** NORTH 29 DEGREES 56 MINUTES 51 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 55.61 ACRE TRACT AND ALONG COUNTY ROAD 520, A DISTANCE OF 509.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "R.W. COOMBS RPLS 5294" FOUND AT THE NORTH CORNER OF THE ABOVE-MENTIONED 0.337 ACRE RIGHT-OF-WAY DEDICATION, SAME BEING AT THE EAST CORNER OF THE ERICK SAENZ AND MAYRA SAENZ TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2019-14522, (O.P.R.J.C.T.);

**THENCE** NORTH 28 DEGREES 52 MINUTES 10 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 55.61 ACRE TRACT AND COUNTY ROAD 520, A DISTANCE OF 366.91 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF THE ABOVE-MENTIONED SAENZ TRACT SAME BEING THE EAST CORNER OF A 25' RIGHT-OF-WAY DEDICATION AS SHOWN BY CORDES ESTATES, AN ADDITION RECORDED IN SLIDE C-89, (P.R.J.C.T.) AND BEING AT THE APPROXIMATE INTERSECTION OF COUNTY ROAD 520 AND CORDES ROAD;

**THENCE** NORTH 29 DEGREES 50 MINUTES 04 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 55.61 ACRE TRACT AND COUNTY ROAD 520 AND THE COMMON NORTHEAST LINE OF THE ABOVE-MENTIONED 25' RIGHT-OF-WAY DEDICATION, A DISTANCE OF 54.72 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 55.61 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ANTHONY A. PHAM AND THUVAN T. TRAN TRACT AS DESCRIBED IN VOLUME 4042, PAGE 805, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.);

**THENCE** NORTH 59 DEGREES 38 MINUTES 59 SECONDS EAST, ALONG THE SOUTHEAST LINE OF THE ABOVE-MENTIONED PHAM TRACT AND THE SOUTHEAST LINE OF THE ANTHONY A. PHAM TRACT AS DESCRIBED IN VOLUME 4266, PAGE 289, (D.R.J.C.T.), SAME BEING A COMMON NORTHWEST LINE OF

SAID 55.61 ACRE TRACT, AT A DISTANCE OF 24.47 FEET PASS A 1/2" IRON ROD FOUND AT A FENCE CORNER, AND CONTINUING FOR A TOTAL DISTANCE OF 1561.13 FEET TO A 1/2" IRON ROD FOUND AT FENCE CORNER IN A SOUTHWEST LINE OF THE DALTON'S BEST MAID PRODUCTS, INC. CALLED 164.55 ACRE TRACT AS DESCRIBED IN VOLUME 2073, PAGE 260, (D.R.J.C.T.), SAME BEING AT AN EXTERIOR CORNER OF SAID 55.61 ACRE AND THE EAST CORNER OF THE ABOVE-MENTIONED PHAM TRACT (VOL. 4266, PG. 289);

**THENCE** SOUTH 30 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 189.31 FEET TO A 5/8" IRON ROD FOUND AT AN INTERIOR CORNER OF SAID 55.61 ACRE TRACT AND A COMMON EXTERIOR CORNER OF THE ABOVE-MENTIONED 164.55 ACRE TRACT;

**THENCE** NORTH 59 DEGREES 42 MINUTES 21 SECONDS EAST, A DISTANCE OF 1201.07 FEET TO A 3/4" IRON ROD FOUND AT THE NORTH CORNER OF SAID 55.61 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID 164.55 ACRE TRACT;

**THENCE** SOUTH 30 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 728.02 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 520 AT THE EAST CORNER OF SAID 55.61 ACRE TRACT, SAME BEING A SOUTH CORNER OF SAID 164.55 ACRE TRACT, AND FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "MILLER RPLS 5665" FOUND BEARS SOUTH 30 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 3.41 FEET;

**THENCE** ALONG THE SOUTHEAST LINE OF SAID 55.61 ACRE TRACT, AND GENERALLY ALONG COUNTY ROAD 520, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 59 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 660.63 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 30 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 59 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 2113.99 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 55.899 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS DESCRIBED HEREIN BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202)

SEE EXHIBIT PREPARED EVEN DATE

PROJECT NO: 21017.00

BY: DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6570

