



Metes and Bounds:

BEING **0.67** OF AN ACRE TRACT OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AS CONVEYED TO ROMONA ALEXANDER BY DEED OF RECORD IN BOOK 1229, PAGE 473 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the southeast corner of said 0.67 acre tract, same being the northeast corner of Lot 1, Block 1, First Baptist Church Joshua Addition, a subdivision of record in Volume 10, Page 224 of the Plat Records of Johnson County, Texas, and being in the west right-of-way line of State Highway No. 174 (Variable width right-of-way) as conveyed to the State of Texas by deed of record in Volume 368, Page 406 of the Deed Records of Johnson County, Texas, from which a "X" cut in concrete found near the southwest corner of said Lot 1, block 1, First Baptist Church Joshua Addition, bears S 35°03'02" W a distance of 1147.20 feet;

THENCE N 54°15'18"W (record - N 53°41'00" W), along with the south line of the 0.67 acre tract, same being the north line of Lot 1, Block 1, a distance of 132.55 feet (record - 133.00 FEET) to a found 3" Steel fence corner post at the southwest corner of the 0.67 acre tract, same being an angle point in the north line of Lot 1, Block 1;

THENCE N 35°11'34" E (record - N 35°46'00" E), along the west line of the 0.67 acre tract, same being the north line of Lot 1, Block 1, a distance of 220.03 feet (record - 220.00 feet) to a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the northwest corner of the 0.67 acre tract, same being the southwest corner of a 0.79 acre tract of land conveyed to Mark Roberts and wife, Candy Roberts by deed of record in Volume 2339, Page 943 of the Real Property Records of Johnson County, Texas;

THENCE S 54°14'18" E (record - S 53°40'00" E), along the north line of the 0.67 acre tract, same being the south line of said 0.79 acre tract a distance of 131.79 feet to a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the northeast corner of the 0.67 acre tract, same being the southeast corner of the 0.79 acre tract and being in the west right-of-way line of S.H. 174, from which a 1/2" iron rod found in the east right-of-way line of S.H. 174 bears, N 35°00'12" E a distance of 816.66 feet and S 55°09'29" E a distance of 179.22 feet;

THENCE S 34°59'42" W (record - S 35°34'00" W), along the east line of the 0.67 acre tract, same being the west right-of-way line of S.H. 174 a distance of 220.00 feet (record - 220.00 FEET) to the **POINT OF BEGINNING** and containing **0.67** of an acre of land more or less.



The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone.

Scale Factor from Grid to Ground: 1.000081826695

A handwritten signature in black ink that reads "Robert Glen Maloy".



Robert Glen Maloy

Registered Professional Land Surveyor

Texas Registration No. 6028