

PROPERTY DESCRIPTION

PARCEL LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L1 through L16 with bearings and distances.

BEING a 155.646 acre tract of land situated in the L. E. BARROW & T. SMITH SURVEY, ABSTRACT NO. 1037, NAZARETH WHITE SURVEY, ABSTRACT NO. 996, HILL COUNTY, TEXAS, AND NAZARETH WHITE SURVEY, ABSTRACT NO. 911, JOHNSON COUNTY, TEXAS, in Johnson and Hill County, Texas, being a portion of that certain tract of land described in a deed to Jose Carlos Garcia, recorded in Volume 2058, Page 589, Deed Records, Hill County, Texas, and being recorded in Volume 1945, Page 289, Deed Records, Johnson County, Texas, all of Lot 3, Block 1, Garcia Estates, an addition in Johnson County, Texas, according to the plat thereof recorded in Document Number 2022-113, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Garcia tract, and Third tract a called 42.3 acre tract of land described in a deed to Chris Sulak and Jeff Sulak, recorded in Document Number 2022-41852, Deed Records, Johnson County, Texas;

THENCE N 59°33'22" E, along the common line of said Garcia tract, and said Third tract, passing the common corner of said Third tract, Second tract a called 32.70 acre tract of land described in a deed to Chris Sulak and Jeff Sulak, recorded in Document Number 2022-41852, Deed Records, Johnson County, Texas, a total distance of 2037.06 feet to a point for corner said point being the common corner of said Garcia tract, and a tract of land described in a deed to Donald Lynn Anderson, et ux, recorded in Volume 1437, Page 591, Deed Records, Johnson County, Texas;

THENCE S 30°35'16" E, along the common line of said Garcia tract, and said Anderson tract, passing a 1/2 inch iron rod found for the common corner of said Anderson tract, a tract of land described in a deed to Dario Castro and Sonia Castro, et ux, recorded in Document Number 2023-25344, Deed Records, Johnson County, Texas, at a distance of 340.93 feet, passing a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Castro tract, a tract of land described in a deed to Robert Gutierrez and Iris Gutierrez, et ux, recorded in Document Number 2023-6478, Deed Records, Johnson County, Texas at a distance of 494.46 feet, a total distance of 681.44 feet to a 1/2 inch iron rod found for the common corner of said Garcia tract, said Gutierrez, and said Lot 3, Block 1;

THENCE N 59°43'03" E, along the common line of said Lot 3, Block 1, and said Gutierrez tract, a distance of 892.08 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and Lot 1, of said Garcia Estates;

THENCE S 30°50'36" E, along the common line of said Lot 3, Block 1, and said Lot 1, Block 1, passing the common corner of said Lot 1, Block 1, and Lot 2, Block 1, of said Garcia Estates, a total distance of 367.42 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and said Lot 2, Block 1;

THENCE N 59°06'59" E, along the common line of said Lot 3, Block 1, and said Lot 2, Block 1, a distance of 286.26 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and said Lot 2, Block 1;

THENCE N 14°04'13" E, along the common line of said Lot 3, Block 1, and said Lot 2, Block 1, a distance of 63.81 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and said Lot 2, Block 1, and being in the new east right-of-way line of County Road 418, as shown on said Garcia Estates;

THENCE S 30°50'36" E, along the north line of said Lot 3, Block 1, and along the new east right-of-way line of said County Road 418, a distance of 150.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and Lot 4, Block 1, of said Garcia Estates;

THENCE N 75°55'49" W, along the common line of said Lot 3, Block 1, and said Lot 4, Block 1, a distance of 63.47 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and said Lot 4, Block 1;

THENCE S 59°06'59" W, along the common line of said Lot 3, Block 1, and said Lot 4, Block 1, a distance of 286.36 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and said Lot 4, Block 1;

THENCE S 30°50'36" E, along the common line of said Lot 3, Block 1, and said Lot 4, Block 1, passing the common corner of said Lot 4, Block 1, and Lot 5, Block 1, of said Garcia Estates, and continuing a total distance of 368.33 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 3, Block 1, and said Lot 5, Block 1, and said Lot 5, Block 1, said point being in the north line of a tract of land described in a deed to Marjorie P. Miller, et vir, recorded in Document Number 2019-23762, Deed Records, Johnson County, Texas;

THENCE S 59°38'45" W, along the common line of said Lot 3, Block 1, and said Miller tract, a distance of 899.28 feet to a 1/2 inch iron rod found for the common corner of said Lot 3, Block 1, and said Miller tract, and being in the east line of said Garcia tract;

THENCE S 30°17'22" E, along the common line of said Garcia tract, and said Miller tract, passing the common corner of said Miller tract, and a tract of land described in a deed to Vernon Beachy and Jessica Beachy, et ux, recorded in Document Number 2015-08215, passing a 1/2 inch iron rod with cap stamped "RPLS 3691" found the common corner of said Beachy tract, and a tract of land described in a deed to Margret Day, recorded in Document Number 2012-03439, Deed Records, Johnson County, Texas, at a distance of 688.49 feet, passing a 1/2 inch iron rod with cap stamped "BLUESTAR SURVEYING" found for the common corner of said Day tract, and a tract of land described in a deed to Ernest Herron and Melinda Herron, et ux, recorded in Volume 3206, Page 47, Deed Records, Johnson County, Texas, at a distance of 1066.04 feet, and continuing a total distance of 1409.72 feet to a 1/2 inch iron rod found for the common corner of said Herron tract, said Garcia tract, and a tract of land described in a deed to Jesse W. Wylie, recorded in Document Number 2014-08190, Deed Records, Johnson County, Texas, and recorded in Volume 1787, Page 629, Deed Records, Hill County, Texas;

THENCE S 30°38'10" E, along the common line of said Garcia tract, and said Wylie tract, a distance of 492.03 feet to a 1/2 inch iron rod found for the common corner of said Garcia tract, and said Wylie tract, and being in the north line of Hill County Road 1413E;

THENCE S 59°35'36" W, along the south line of said Garcia tract, and along the north line of said Hill County Road 1413E, a distance of 425.39 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the southeast corner of a tract of land described in a deed to Jerry F. Shelton, recorded in Volume 2066, Page 709, Deed Records, Hill County, Texas;

THENCE N 30°24'24" W, crossing said Garcia tract, and along the east line of said Shelton tract, a distance of 522.57 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northeast corner of said Shelton tract;

THENCE S 59°35'36" W, crossing said Garcia tract, and along the north line of said Shelton tract, a distance of 416.78 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northwest corner of a said Shelton tract;

THENCE S 30°24'24" E, crossing said Garcia tract, and along the west line of said Shelton tract, a distance of 522.57 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the southwest corner of said Shelton tract, and being in the north line of Hill County Road 1413E;

THENCE S 59°35'36" W, along the south line of said Garcia tract, and along the north line of said Hill County Road 1413E, a distance of 421.81 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 27°18'20" W, crossing said Garcia tract, a distance of 395.03 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 59°35'36" W, crossing said Garcia tract, and along the north line of said Santillan tract, a distance of 340.87 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northeast corner of said Santillan tract;

THENCE S 61°29'53" W, crossing said Garcia tract, and along the north line of said Santillan tract, a distance of 233.49 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the southeast corner of a tract of land described in a deed to Efrain Huerta and Liliana Rivera Huerta, recorded in Volume 2131, Page 455, Deed Records, Hill County, Texas;

THENCE N 32°41'28" W, crossing said Garcia tract, and along the east line of said Efrain Huerta tract, a distance of 170.85 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for corner;

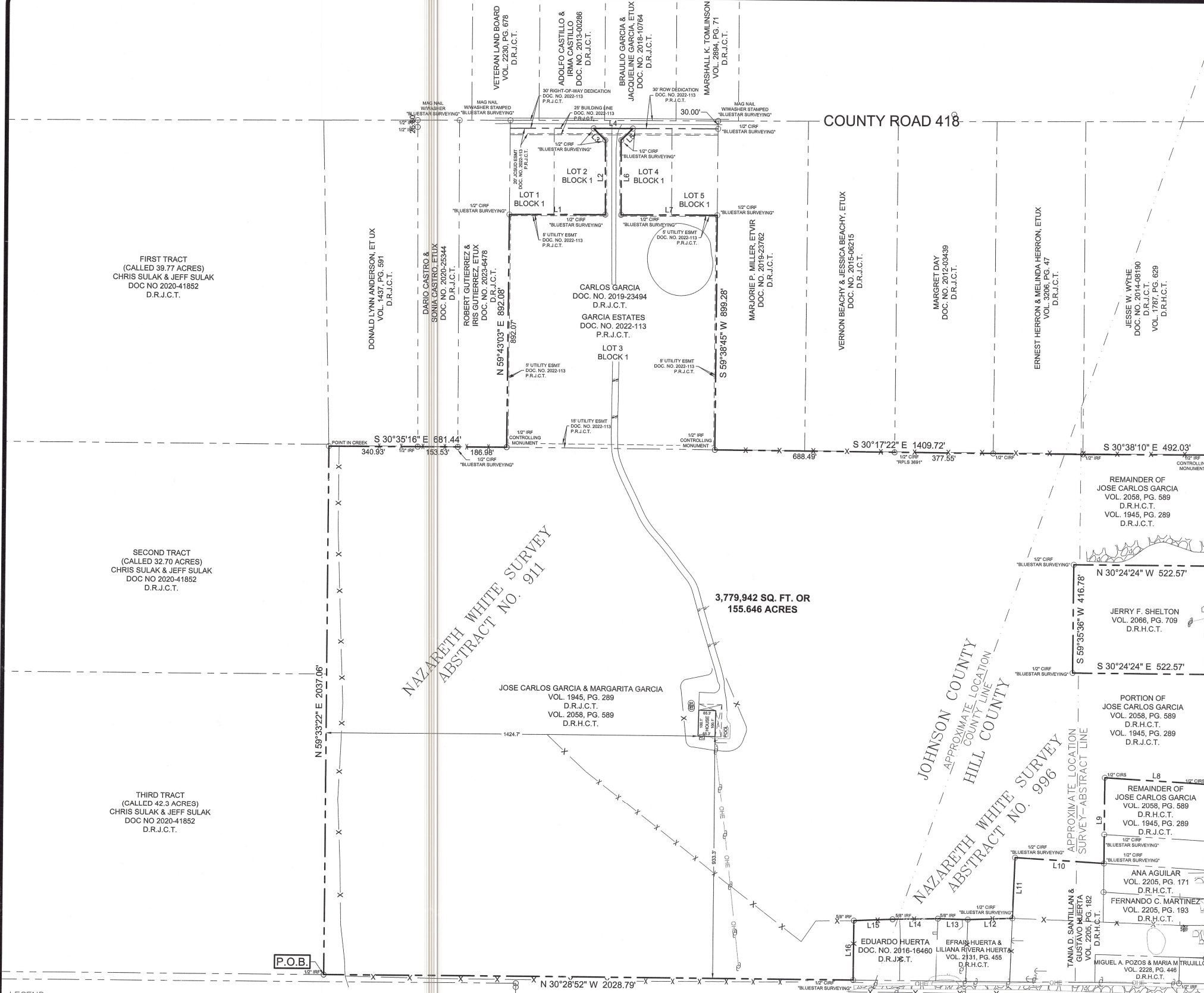
THENCE N 29°29'20" W, crossing said Garcia tract, and along the east line of said Efrain Huerta tract, a distance of 114.70 feet to 5/8 inch iron rod found for the common corner of said Efrain Huerta tract, and a tract of land described in a deed to Eduardo Huerta, recorded in Document Number 2016-16460, Deed Records, Johnson County, Texas;

THENCE N 27°18'20" W, crossing said Garcia tract, and along the east line of said Eduardo Huerta tract, a distance of 170.85 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for corner;

THENCE N 33°09'13" W, crossing said Garcia tract, and along the east line of said Eduardo Huerta tract, a distance of 148.40 feet to 5/8 inch iron rod found for the northeast corner of said Eduardo Huerta tract;

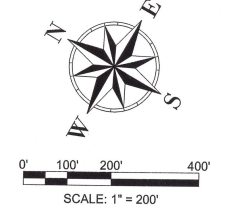
THENCE S 59°34'45" W, crossing said Garcia tract, and along the north line of said Eduardo Huerta tract, a distance of 229.50 feet to 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northwest corner of said Eduardo Huerta tract, and being in the west line of said Garcia tract;

THENCE N 30°28'52" W, along the west line of said Garcia tract, a distance of 2028.79 feet to the POINT OF BEGINNING, and containing 3,779.942 square feet or 155.646 acres of land, more or less.

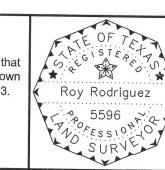


- LEGEND
BOLLARD
CABLE PEDESTAL
CLEAN OUT
DRAIN INLET
ELECTRIC BOX
ELECTRIC MAN HOLE
ELECTRIC VAULT
FENCE COLUMN
FIBER OPTIC MARKER
FIRE HYDRANT
FUEL PORT
GAS MAN HOLE
GAS METER
GAS VALVE
GRATE INLET
GREASE TRAP
GUY WIRE
IRRIGATION CONTROL VALVE
LIGHT POLE
MAIL BOX
MAN HOLE
FENCE LINE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SEPTIC TANK
SANITARY SEWER MAN HOLE
SIGN
STORM DRAIN MAN HOLE
TELEPHONE MAN HOLE
TELEPHONE PEDESTAL
TELEPHONE VAULT
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TRANSFORMER PAD
WATER METER
WATER VALVE
WATER VAULT
VAULT
IRON ROD FOUND
"X" FND, "X" FND.
OVERHEAD ELECTRIC LINE
1/2" CIRCS 1/2" IRON ROD SET
STAMPED "BLUESTAR SURVEYING"

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF. NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.



SURVEYORS CERTIFICATION
I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, December 7, 2023.
Roy Rodriguez, R.P.L.S. No. 5596



BLUESTAR SURVEYING
FIRM NUMBER 10147300
1014 CEDAR BREAK CT. #17-659-9206
DALLAS, TEXAS 75229 www.bluestarsurveying.com

DATE: 12/27/23
GF #