

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0050J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONES:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE D. DYKES SURVEY, ABSTRACT NO. 229, JG REAVIS SURVEY, ABSTRACT NO. 726, MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, AND IN THE J. GANT SURVEY, ABSTRACT NO. 316, JOHNSON COUNTY, TEXAS, BEING ALL OF THE SECOND TRACT AND A PORTION OF THE FIRST TRACT AS DESCRIBED AND CONVEYED TO HOOPER AND COMPANY, INC. IN THAT DEED RECORDED IN VOLUME 938, PAGE 435, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WESTERLY CORNER OF SAID SECOND TRACT AND THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO RAYFORD M. SHELTON, JR. & MARY SHEBA GRAVES IN THAT DEED RECORDED IN VOLUME 4588, PAGE 977 D.R.J.C.T.;

THENCE N 45°35'11" E ALONG THE NORTHWESTERLY LINE OF SAID SECOND TRACT AND THE SOUTHEASTERLY LINE OF SAID SHELTON AND GRAVES TRACT, A DISTANCE OF 1496.55 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER IN THE SOUTHWESTERLY LINE OF SAID FIRST TRACT AND THE MOST EASTERLY CORNER OF SAID SHELTON AND GRAVES TRACT;

THENCE LEAVING SAID NORTHWESTERLY LINE ALONG THE NORTHWESTERLY LINE OF SAID FIRST TRACT AND THE NORTHEASTERLY LINE OF SAID SHELTON AND GRAVES TRACT N 43°29'42" W, A DISTANCE OF 391.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED AT THE MOST WESTERLY CORNER OF SAID FIRST TRACT IN COUNTY ROAD 1019 (VARIABLE R-O-W) AND IN THE SOUTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO JUANA VARGAS VALLADARES, A SINGLE WOMAN, IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-16028, D.R.J.C.T.;

THENCE N 46°06'16" E ALONG THE NORTHWESTERLY LINE SAID FIRST TRACT, ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO DONALD DEWAYE MAULDIN AND SARAH ELIZABETH MAULDIN, HUSBAND AND WIFE, IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-11914, D.R.J.C.T., A DISTANCE OF 460.69 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID NORTHWESTERLY LINE, SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD 1019 (VARIABLE R-O-W) S 41°46'33" E, A DISTANCE OF 2433.88 FEET TO A 1/2" IRON ROD SET IN THE SOUTHEASTERLY LINE OF SAID FIRST TRACT AND THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, D.R.J.C.T.;

THENCE ALONG SAID SOUTHEASTERLY LINE, ALONG SAID NORTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID SECOND TRACT, THROUGH THE FOLLOWING THREE COURSES

S 46°51'45" W, A DISTANCE OF 558.77 FEET TO A 1/2" IRON ROD FOUND;

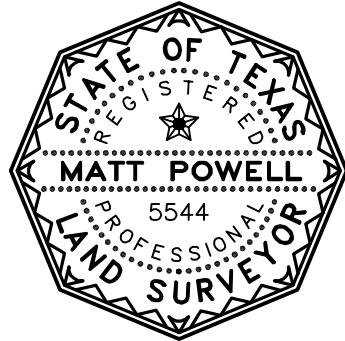
S 46°05'52" W, A DISTANCE OF 629.05 FEET TO A 1/2" IRON ROD FOUND;

S 45°32'41" W, A DISTANCE OF 651.94 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHERLY CORNER OF SAID SECOND TRACT;

THENCE LEAVING SAID NORTHWESTERLY LINE N 44°44'59" W ALONG THE SOUTHWESTERLY LINE OF SAID SECOND TRACT, A DISTANCE OF 2026.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.304 ACRES OF LAND, MORE OR LESS.

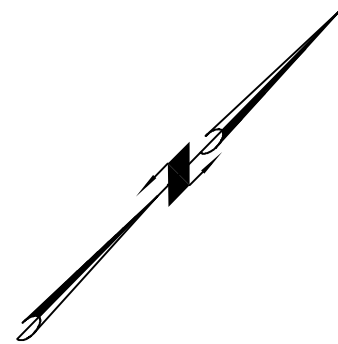
SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.



Matt Powell

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 02/19/21



0' 150' 300'
SCALE: 1" = 150'

A BOUNDARY SURVEY OF
92.304 ACRES

OF LAND SITUATED IN THE
D. DYKES SURVEY, ABSTRACT NO. 229,
J. GANT SURVEY, ABSTRACT NO. 316,
JG REAVIS SURVEY, ABSTRACT NO. 726,
& MARTHA A. HUFF SURVEY,
ABSTRACT NO. 353
JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE D. DYKES SURVEY, ABSTRACT NO. 229, JG REAVIS SURVEY, ABSTRACT NO. 726, MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, AND IN THE J. GANT SURVEY, ABSTRACT NO. 316, JOHNSON COUNTY, TEXAS, BEING ALL OF THE SECOND TRACT AND A PORTION OF THE FIRST TRACT AS DESCRIBED AND CONVEYED TO HOOPER AND COMPANY, INC. IN THAT DEED RECORDED IN VOLUME 938, PAGE 435, DEED RECORDS, JOHNSON COUNTY, TEXAS

SURVEYOR:

