

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J. GANT SURVEY, ABSTRACT NO. 316, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RAYFORD M. SHELTON, JR. AND MARY SHEBA GRAVES IN THAT DEED RECORDED IN VOLUME 4588, PAGE 977, 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 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1902 (80' R-O-W) AT THE MOST NORTHERLY CORNER OF SAID SHELTON AND GRAVES TRACT AND FOR A CORNER IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO SEAN KIRBY IN THAT DEED RECORDED IN INSTRUMENT NO. 2014-23765, D.R.J.C.T.;

THENCE S 43°55'50" E ALONG THE NORTHEASTERLY LINE OF SAID SHELTON AND GRAVES TRACT AND THE SOUTHWESTERLY LINE OF SAID KIRBY TRACT, A DISTANCE OF 706.12 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 46°04'10" E ALONG COUNTY ROAD 1019 (VARIABLE R-O-W), A DISTANCE OF 361.48 FEET TO A PK NAIL SET AT THE MOST NORTHEASTERLY CORNER OF SAID SHELTON AND GRAVES TRACT;

THENCE S 43°29'42" E LEAVING SAID COUNTY ROAD 1019 ALONG THE NORTHEASTERLY LINE SAID SHELTON AND GRAVES TRACT, A DISTANCE OF 370.65 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID SHELTON AND GRAVES TRACT;

THENCE S 43°34'11" W ALONG THE SOUTHEASTERLY LINE OF SAID SHELTON AND GRAVES TRACT, A DISTANCE OF 1496.55 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID SHELTON AND GRAVES TRACT;

THENCE N 43°45'49" W ALONG THE SOUTHERLY LINE OF SAID SHELTON AND GRAVES TRACT, A DISTANCE OF 67.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN SAID EASTERLY RIGHT-OF-WAY LINE AT THE MOST SOUTHWESTERLY CORNER OF SAID SHELTON AND GRAVES TRACT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1909.99 FEET, WHOSE LONG CHORD BEARS N 04°06'41" E, 1529.82 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°12'59", AN ARC LENGTH OF 1573.98 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.278 ACRES OF LAND, MORE OR LESS.

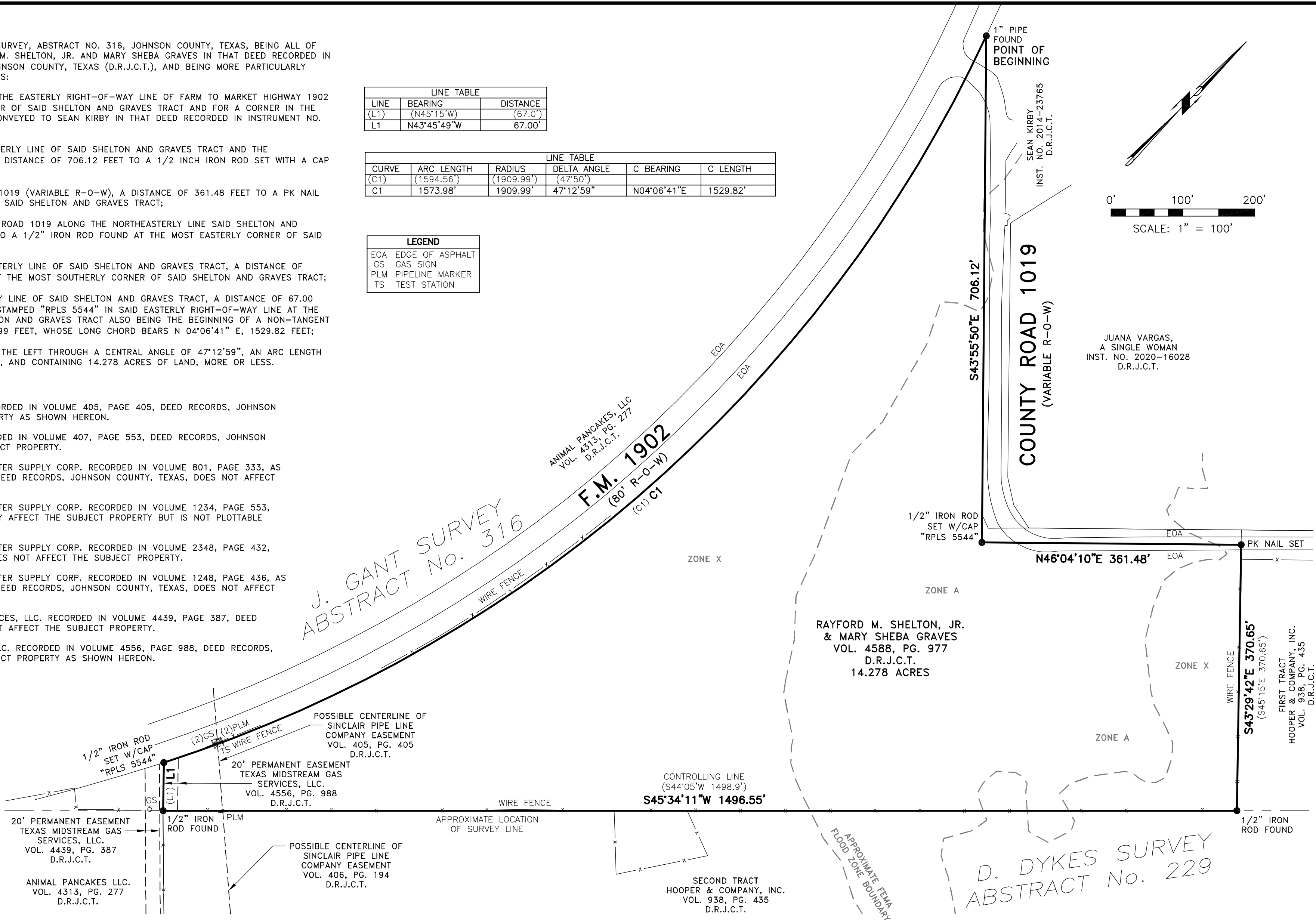
EASEMENT NOTES:

- EASEMENT TO SINCLAIR PIPE LINE CO. RECORDED IN VOLUME 405, PAGE 405, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 407, PAGE 553, DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORP. RECORDED IN VOLUME 801, PAGE 333, AS AFFECTED BY INSTRUMENT NO. 2019-21879, DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORP. RECORDED IN VOLUME 1234, PAGE 553, DEED RECORDS, JOHNSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE FROM RECORD.
- EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORP. RECORDED IN VOLUME 2348, PAGE 432, DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORP. RECORDED IN VOLUME 1248, PAGE 436, AS AFFECTED BY INSTRUMENT NO. 2019-21878, DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO TEXAS MIDSTREAM GAS SERVICES, LLC. RECORDED IN VOLUME 4439, PAGE 387, DEED RECORDS, JOHNSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO MIDSTREAM GAS SERVICES, LLC. RECORDED IN VOLUME 4556, PAGE 988, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	(N45°15'W)	(67.0')
L1	N43°45'49"W	67.00'

LINE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
(C1)	(1594.56')	(1909.99')	(47°50')		
C1	1573.98'	1909.99'	47°12'59"	N04°06'41"E	1529.82'

LEGEND	
EOA	EDGE OF ASPHALT
GS	GAS SIGN
PLM	PIPELINE MARKER
TS	TEST STATION



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.

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: 05/28/21

SURVEYOR:



A BOUNDARY SURVEY OF
14.278 ACRES
OF LAND SITUATED IN THE
J. GANT SURVEY
ABSTRACT NO. 316
BURLESON ETJ, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE J. GANT SURVEY, ABSTRACT NO. 316, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RAYFORD M. SHELTON, JR. AND MARY SHEBA GRAVES IN THAT DEED RECORDED IN VOLUME 4588, PAGE 977, DEED RECORDS, JOHNSON COUNTY, TEXAS.