

BEARINGS SHOWN HEREON ARE GRID BEARINGS
BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83).



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 22-0191

GF No. NONE

LEGAL DESCRIPTION

BEING a portion of Lot 1, Block 1, Bartley Addition, an addition to the City of Burleson and Johnson County, Texas, according to the plat recorded in Clerk's File No. 2020-223 of the Plat Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of said Lot 1, lying in the South right-of-way line of County Road 913 (a variable width right-of-way), also lying in the East boundary line of that certain tract of land described as Tract 2 in deed to Tommy Mcamis and spouse, Patricia Mcamis, recorded in Volume 2761, page 576 of the Deed Records of Johnson County, Texas, from which a 3/8-inch iron rod found at the original Northwest corner of said Bartley Tract bears N 00° 51' 31" E, 11.79 feet;

THENCE S 89° 25' 00" E, 607.85 feet along the North boundary line of said Lot 1 with the said South right-of-way line of County Road 913 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of said Lot 1, lying in the West right-of-way line of County Road 1021 (a variable width right-of-way);

THENCE S 01° 24' 01" W, 203.15 feet along the East boundary line of said Lot 1 with the said West right-of-way line of County Road 1021 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE N 89° 25' 00" W, 438.53 feet departing said boundary line and said right-of-way line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE S 06° 48' 10" W, 45.14 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE N 89° 25' 00" W, 162.73 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the West boundary line of aforesaid Lot 1, lying in the East boundary line of aforesaid Mcamis Tract;

THENCE N 00° 51' 31" E, 248.00 feet along the common boundary line between said Lot 1 and said Mcamis Tract to the PLACE OF BEGINNING, containing 3.000 acres (130,680 square feet) of land.

ZONING EXHIBIT
3.000 ACRES OF LAND
BEING A PORTION OF LOT 1, BLOCK 1
BARTLEY ADDITION
City of Burleson, Johnson County, Texas

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IRF DENOTES IRON ROD FOUND

IRS DENOTES IRON ROD SET

W/ORANGE PLASTIC CAP STAMPED

"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT



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LOT 1, BLOCK 1
DONNA THOMPSON ADDITION
VOL. 10, PG. 655
P.R.J.C.T.

**PLACE OF
BEGINNING**

N = 6862915.81
E = 2308238.74

COUNTY ROAD 913

VARIABLE WIDTH R.O.W.

S 89°25'00"E 607.85'

3.000 Ac.

(130,680 S.F.)

PROPOSED ZONING "SFE"

N 00°51'31"E
11.79'

3/8"IRF

1/2"IRS

N 00°51'31"E
248.00'

1/2"IRS

N 89°25'00"W
162.73'

1/2"IRS

S 06°48'10"W
45.14'

N 89°25'00"W 438.53'

1/2"IRS

S 01°24'01"W 203.15'

1/2"IRS

1/2"IRS

VARIABLE WIDTH R.O.W.

COUNTY ROAD 913

CALLED 8.598 Ac. (TRACT 2)
TOMMY MCAMIS &
SPOUSE, PATRICIA MCAMIS
VOL. 2761, PG. 576
D.R.J.C.T.

LOT 1, BLOCK 1
BARTLEY ADDITION
INST. No. 2020-223
P.R.J.C.T.

ZONED "AG"

ZONING EXHIBIT

3.000 ACRES OF LAND

BEING A PORTION OF LOT 1, BLOCK 1

BARTLEY ADDITION

City of Burleson, Johnson County, Texas

BURLESON CITY LIMITS
BURLESON ETJ



GRAPHIC SCALE - FEET

SCALE: 1" = 100'

SHEET 2 OF 2