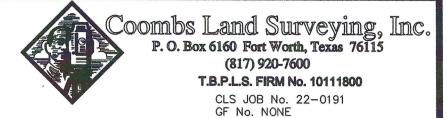
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83).



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

BEARINGS SHOWN HEREON ARE GRID BEARINGS Coombs Land Surveying, Inc. BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83). P. O. Box 6160 Fort Worth, Texas 76115 (817) 920-7600 IRF DENOTES IRON ROD FOUND T.B.P.L.S. FIRM No. 10111800 IRS DENOTES IRON ROD SET CLS JOB No. 22-0191 GF No. NONE W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294" C.M. DENOTES CONTROLLING MONUMENT LOT 1, BLOCK 1 DONNA THOMPSON ADDITION VOL. 10, PG. 655 P.R.J.C.T. PLACE OF = 6862915.81 E = 2308238.74BEGINNING COUNTY ROAD TO TO 12"RS VARIABLE WIDTH R.O.W. S 89°25'00"E 607.85" 12.00 00.5131 3,000 Ac. (130,680 S.F.) PROPOSED ZONING "SFE" 1/21/25 N 89°25'00"W 438.53 12"RS S 06°48'10"W N 89°25'00"W 45.14 162.73 O LOT 1, BLOCK 1 م مز BARTLEY ADDITION INST. No. 2020-223 MOTE 4 0 P.R.J.C.T. 0 ZONED 99 A @ 99 RIABLE Z 0 **ZONING EXHIBIT** 100 100 3.000 ACRES OF LAND BEING A PORTION OF LOT 1. BLOCK 1 GRAPHIC SCALE - FEET **BARTLEY ADDITION** SCALE: 1" = 100'City of Burleson, Johnson County, Texas SHEET 2 OF 2