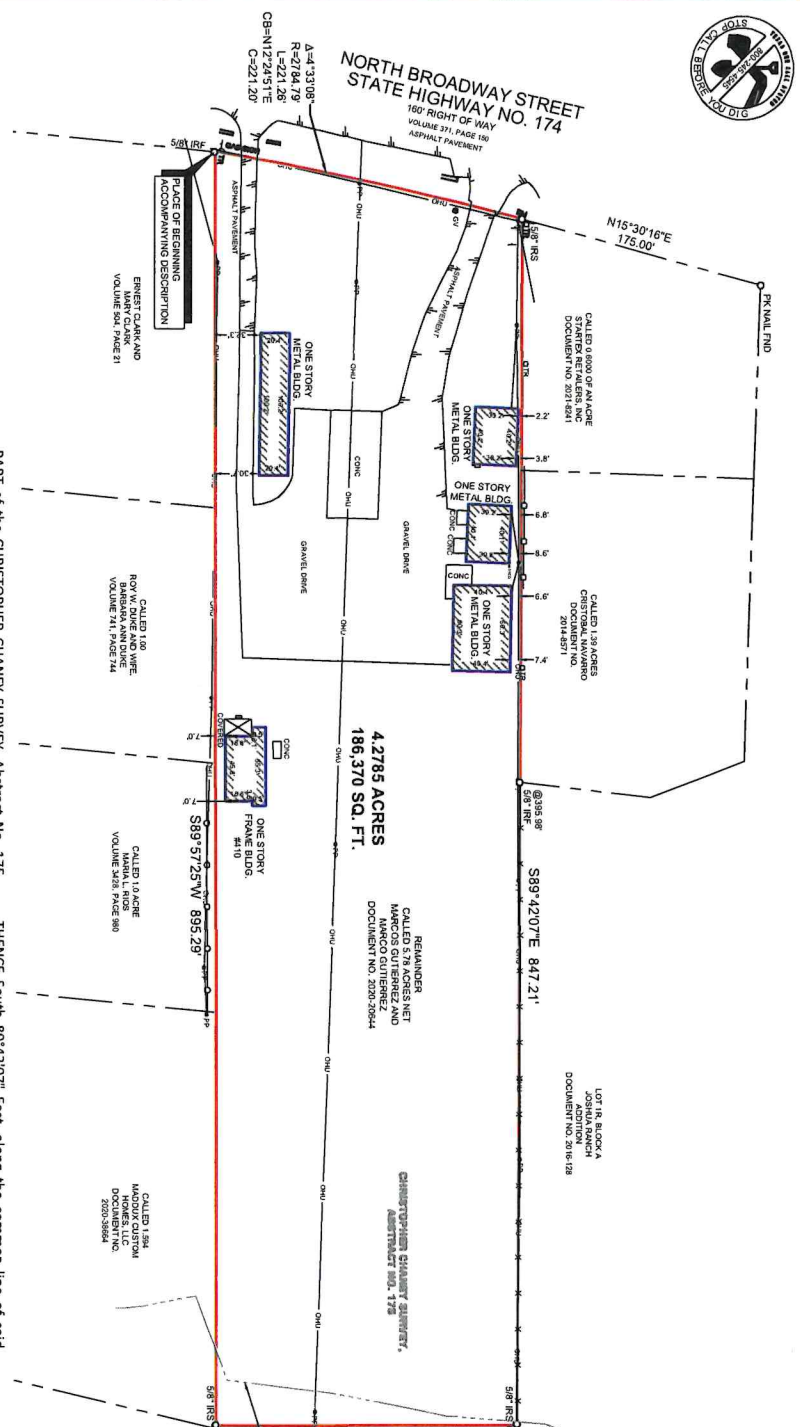




NORTH HIGHWAY STREET
STATE HIGHWAY NO. 174
160' RIGHT OF WAY
VOLUME 51, PAGE 160
ASPHALT PAVEMENT



LEGEND

1/4\"/>

NOTES ADDRESSING SCHEDULE B10 EXCEPTIONS:

1. Pursuant to Commitment for Title Insurance, provided by Community National Title Insurance Co., No. 220901466COM, effective October 5, 2022 issued October 12, 2022.

2. Through e-Not a Survey Matter.

3. Easement as shown in instrument from Mrs. Nevada E. Esment as shown in instrument from Wm. W. Johnson, No. 1, a municipal corporation, and filed in Volume 448, Page 135, Real Property Records of Johnson County, Texas may affect the subject property. Easement document should have an adequate description to appropriately locate the easement.

4. Easement as shown in instrument from John J. Childers et ux Mildred W. Childers to Texas Power & Light Company, dated July 31, 1984 and filed in Volume 474, Page 205, Real Property Records of Johnson County, Texas may affect the subject property. Easement document should have an adequate description to appropriately locate the easement.

5. Easement as shown in instrument from Lizbeth Lopez and Narciso Lopez to Johnson County Special Utility District, dated January 5, 2017 and filed in Clerk's File No. 2017-4507, Real Property Records of Johnson County, Texas may affect the subject property. Easement document should have an adequate description to appropriately locate the easement.

6. Easement as shown in instrument from Marcos Gutierrez to Johnson County Special Utility District, dated November 12, 2020 and filed in Clerk's File No. 2020-97083, Real Property Records of Johnson County, Texas is a 20' wide blanket type easement to be centered on the line(s) as installed and does affect the subject property.

7. and 8. Not a Survey Matter.

PART OF THE CHRISTOPHER CHANEY SURVEY, Abstract No. 175, situated about 8.5 miles North 0.5° East of the courthouse in Cleburne, the county seat of Johnson County, Texas; embracing a portion of a called 5.78 acre tract of land described in the deed to Marcos Gutierrez and Marco Gutierrez as recorded in Document No. 2020-20644, Official Public Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011 epoch 2010 north central zone 4202 (us survey feet)) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 5/8" iron rod found for the southwest corner of said 5.78 acre tract common to the northwest corner of certain tract of land described in the deed to Ernest Clark and Mary Clark as recorded in Volume 504, Page 21, Deed Records, Johnson County, Texas and being on the southeast right-of-way line of State Highway No. 174, a 160' wide right-of-way as described in the deed recorded in Volume 371, Page 150 of said deed records and being at the beginning of a curve to the right;

THENCE along said curve to the right and the common line of said 5.78 acre tract and said southeast right-of-way line, having a radius of 2784.79 feet, through a central angle of 4°33'08" an arc distance of 221.26 feet, and having a long chord bearing and distance of North 12°24'51" East, a distance of 221.20 feet to a 5/8" capped iron rod set stamped Award Surv RPLS 5608 for the northwest corner of said 5.78 acre tract common to the southwest corner of a called 0.6000 of an acre tract of land described in the deed to StarTex Retailers, Inc as recorded in Document No. 2021-8241 of said official public records and being on said southeast right-of-way line, from which a PK Nail found for the northwest corner of said StarTex Retailers Tract bears North 15°30'16" East, a distance of 175.00 feet.

THENCE South 89°42'07" East, along the common line of said 5.78 acre tract and said StarTex Retailers Tract, to and along the south line of a called 1.39 acre tract as described in the deed to Cristobal Navarro as recorded in Document No. 2014-8571 of said official public records, passing a 5/8" iron rod found for the southeast corner of said 1.39 acre tract common to a southwest corner of Lot 18, Block A, JOSHUA RANCH ADDITION, an addition to the City of Joshua, Johnson County, Texas according to the plat thereof recorded in Document No. 2016-128, Plat Records, Johnson County, Texas at a distance of 395.98 feet and continuing along the common line of said 5.78 acre tract and said Lot 18 in all a total distance of 847.21 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the northeast corner of the herein described tract common to a re-entrant corner of said Lot 18;

THENCE South 0°08'43" East, along a west line of said Lot 18 and over and across said 5.78 acre tract, a distance of 210.95 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the southeast corner of the herein described tract common to an exterior angle point in said Lot 18 westerly line and being on the south line of said 5.78 acre tract common to the north line of a called 1.594 acre tract of land described in the deed to Maddux Custom Homes, LLC as recorded in Document No. 2020-38664 of said official public records;

THENCE South 89°57'25" West, along the common line of said 5.78 acre tract and said 1.594 acre tract, to and along the north line of a called 1.0 acre tract of land described in the deed to Maria L. Rios as recorded in Volume 3428, Page 980 of said deed records, and to and along the north line of a called 1.00 acre tract of land described in the deed to Roy W. Duke and Barbara Ann Duke as recorded in Volume 741, Page 744 of said deed records, and also to and along the north line of the aforementioned Clark Tract, a distance of 895.29 feet to the POINT OF BEGINNING and containing 4.2785 acres of 186,370 square feet of land.

SURVEY ACCEPTED BY:

TITLE COMPANY: COMMUNITY NATIONAL TITLE
G.F. NO.: 220901466COM
ADDRESS: 410 NORTH BROADWAY DRIVE, JOSHUA TX
BUYER: FOSSIL PROFESSIONAL INVESTMENTS
SELLER: MARCOS GUTIERRES AND MARCO GUTIERREZ

ANY DECLARATION MADE HEREON OR HERIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011 EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET)) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.



The undersigned hereby certifies that the survey, a true and correct, was made on the ground under my personal supervision and that the same is true and correct. I am a duly Licensed Professional Surveyor in the State of Texas, License No. 2002-06620. According to Rule No. 4825(C)(1)(b) - dated September 01, 2012 - of the National Flood Insurance Program Maps, Flood Insurance Rate Maps, Databases, Flood Hazard Data, and Flood Hazard Data Products, I have determined that the flood hazard data for the area shown on this plat is based on the National Flood Insurance Program Maps, Flood Insurance Rate Maps, Databases, Flood Hazard Data, and Flood Hazard Data Products. If this plat is not within an identified special flood hazard zone, the flood statement does not imply that the property and/or contents are not in a flood hazard area. Flood heights may be increased by man-made or natural causes. The flood statement and/or flood hazard data may be increased by man-made or natural causes. The flood statement and/or flood hazard data may be increased by man-made or natural causes. The flood statement and/or flood hazard data may be increased by man-made or natural causes. The flood statement and/or flood hazard data may be increased by man-made or natural causes.

This survey substantially complies with the current Texas Survey of Professional Surveyors Standard and Specifications for a Company, (A Condition 1) Survey, Surveyed on the ground, by James Paul Ward, License No. 2002-06620.

Award Surveying

James Paul Ward
Registered Professional Land Surveyor, No. 2002-06620
All rights reserved. This document is an unrecorded copy of a plat. It is not to be used for any other purpose without the written consent of the surveyor.



WARD SURVEYING COMPANY
222 WEST MAIN STREET, SUITE F7, AUSTIN, TEXAS 78702
512-453-1313
www.wardsurveying.com, TPLS Form No. 01384435