WALKER, WARREN, & JORDAN
SURVEYING & MAPPING

SURVEYED 11.710 ACRES
JACKSON COUNTY SCHOOL LAND SURVEY, A-435
JOHNSON COUNTY, TEXAS
J21-0422

April 7th, 2021

Field Note description for a 11.710 acre tract being located in the JACKSON COUNTY SCHOOL LAND SURVEY, Abstract No. 435, Johnson County, Texas, being part of a called 70.562 acre tract (Tract 1) and being part of a called 70.562 acre tract (Tract 2), both of which were conveyed to Morris Texas Properties, LLC as described and recorded in Volume 4267, Page 58 of the Deed Records, Johnson County, Texas, said 11.710 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at 1/2" Iron Rod found for the Northeast corner of herein described tract, same being the Northeast corner of said Tract 2, same being the Southerly Northwest corner of a called 95.615 acre tract conveyed to Tony Lynn Cecil and Barbara Ann Jones Cecil as described and recorded in Document No. 2014-19064 and being on a South line of a called 162.5 acre tract conveyed to BST Partners, Ltd. as described and recorded in Volume 4451, Page 385;

THENCE South 31 deg. 21 min. 30 sec. East generally along a fence and with the West line of said 95.615 acre tract a distance of 275.02 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

THENCE South 59 deg. 15 min. 12 sec. West across said Tract 2 and Tract 1 a distance of 1,852.17 feet to a 1/2" Iron Rod set for the Southwest corner of herein described tract, same being on the Easterly right of way of County Road No. 1123;

THENCE North 32 deg. 25 min. 41 sec. West with said right of way a distance of 275.16 feet to a 1/2" Iron Rod set for the Northwest corner of herein described tract, same being the Northwest corner of said Tract 1;

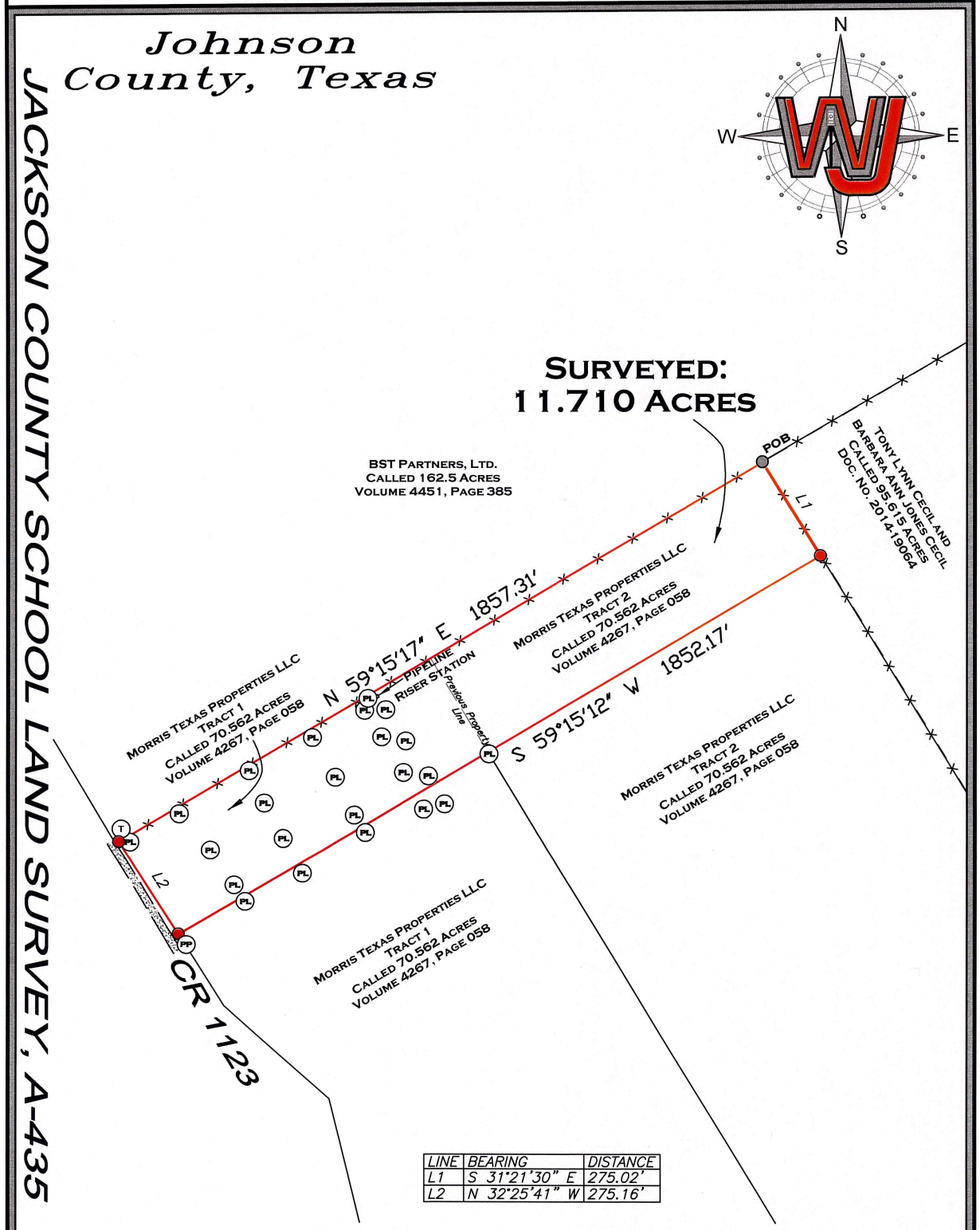
THENCE North 59 deg. 15 min. 17 sec. East generally along a fence and with the North line of said Tract 2 and Tract 1 a distance of 1,857.31 feet to the **POINT OF BEGINNING** AND CONTAINING **11.710 ACRES** OF LAND.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in April, 2021, and is being submitted along with a Plat of said tract herein described.

Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

STATE OF TEXAS
REGISTERED
CASEY JORDAN
6789
PROFESSIONAL
LAND SURVEYOR

SURVEYED: 11.710 ACRES - HENDERSON ST. - CLEBURNE, TEXAS



LINE	BEARING	DISTANCE
L1	S 31°21'30" E	275.02'
L2	N 32°25'41" W	275.16'

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL ST, 2021.

STATE OF TEXAS REGISTERED CASEY JORDAN 6789 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

= COTTON SPINDLE FOUND/SET
= 1/2" IRON ROD FOUND/SET
FENCE — X — X — X — X — X — X — X —
OVERHEAD ELECTRIC LINE —E——E——E——
WM = WATER METER
PP = POWER POLE
PL = PIPELINE MARKER
GM = GAS METER
EM = ELECTRIC METER
T = TELE. PEDESTAL
= IRRIGATION VALVE
= WATER VALVE
C = CABLE BOX/PEDESTAL
S = SEPTIC LID/EQUIPMENT
PROP = PROPANE TANK
= AIR CONDITIONER

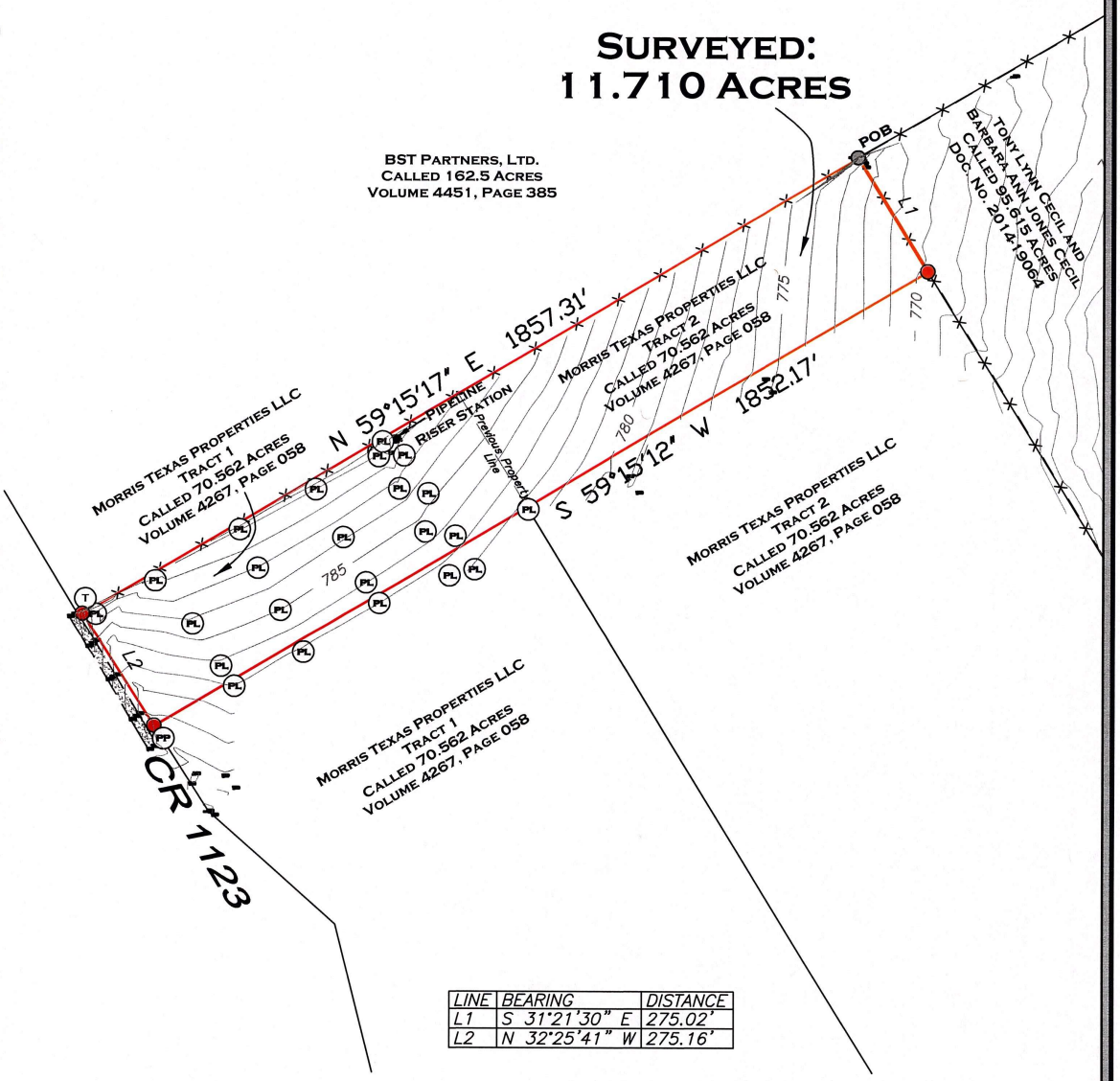
WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

PROJECT MANAGER: BLOCKER	PREPARED BY: S.W.T. ON APRIL 1ST, 2021
ADDRESS: 2490 W HENDERSON ST.	JOB NO. 21-0422
CITY/COUNTY: CLEBURNE, JOHNSON CO.	
SURVEY/ABSTRACT NO.: A-435	300 0 300
SUBDIVISION: N/A	
LOT/BLOCK NO.: N/A	
CLIENT: CHAD DANNEHEIM	SCALE: 1" = 300'

SURVEYED: 11.710 ACRES - HENDERSON ST. - CLEBURNE, TEXAS

Johnson County, Texas

JACKSON COUNTY SCHOOL LAND SURVEY, A-435



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STATE OF TEXAS
REGISTERED
CASEY JORDAN
6789
PROFESSIONAL
LAND SURVEYOR

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