



SURVEYED 95.619 ACRES
JACKSON COUNTY SCHOOL LAND SURVEY, A-435
J.M. GOLSTON SURVEY, A-301
JOHNSON COUNTY, TEXAS
J21-0422

April 7th, 2021

Field Note description for a 95.619 acre tract being located in the JACKSON COUNTY SCHOOL LAND SURVEY, Abstract No. 435 and the J.M. GOLSTON SURVEY, Abstract No. 301, Johnson County, Texas, and being all of a called 96.615 acre tract conveyed to Tony Lynn Cecil and Barbara Ann Jones Cecil, Co-Trustees as described and recorded in Document No. 2014-19064 of the Deed Records, Johnson County, Texas, said 95.619 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 Concrete Monument (Type II) for the Southeast corner of herein described tract, same being the P.C. of a curve to the left and being on the Northerly line of State Highway No. 67;

THENCE in a Southwesterly direction with said Northerly line of State Highway No. 67 and with a curve turning to the left an arc distance of 233.07 feet to a 4" Pipe fence corner for the Southwest corner of herein described tract, same being the Southeast corner of a tract conveyed to Albert Bernice Talley and Deborah Jean Talley as described and recorded in Document No. 2017-24521, said curve having the following functions: Delta = 00 deg. 31 min. 42 sec., Radius = 25,271.33 feet, Chord = South 60 deg. 59 min. 29 sec. West, - 233.07 feet;

THENCE generally with a fence line the following courses and distances as follows:

North 72 deg. 13 min. 26 sec. West a distance of 635.49 feet to a 1/2" Iron Rod found;

North 57 deg. 24 min. 33 sec. West a distance of 50.07 feet to a 1/2" Iron Rod found for an interior corner of herein described tract, same being the Northeast corner of said Talley tract;

South 49 deg. 54 min. 05 sec. West a distance of 196.79 feet to a 1/2" Iron Rod found for corner of herein described tract, same being the Northwest corner of said Talley tract and being on the East line of a called 70.562 acre tract conveyed to Morris Texas Properties, LLC as described and recorded in Volume 4267, Page 58;

THENCE North 31 deg. 21 min. 30 sec. West with the East line of said 70.562 acre tract a distance of 2,940.90 feet to a 1/2" Iron Rod found for a Northwest corner of herein described tract, same being the Northeast corner of said 70.562 acre tract, same being 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 North 59 deg. 32 min. 58 sec. East a distance of 782.78 feet to a 1/2" Iron Rod set for an interior corner of herein described tract, same being a corner of said 162.5 acre tract;

THENCE North 30 deg. 44 min. 41 sec. West a distance of 326.22 feet to a 1/2" Iron Rod set for the Northerly Northwest corner of herein described tract, same being an interior corner of said 162.5 acre tract;

THENCE North 60 deg. 15 min. 49 sec. East with the Northerly South line of said 162.5 acre tract a distance of 753.36 feet to a 5/8" Iron Rod found for the Northeast corner of herein described tract;

THENCE in a Southerly direction generally along a fence the following courses and distances as follows:

South 22 deg. 16 min. 04 sec. East a distance of 1,367.98 feet to a 5/8" Iron Rod found;

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South 19 deg. 08 min. 02 sec. East a distance of 850.56 feet to a 5/8" Iron Rod found;
South 27 deg. 38 min. 03 sec. East a distance of 997.15 feet to a 5/8" Iron Rod found;
South 10 deg. 34 min. 39 sec. East a distance of 600.55 feet TO THE POINT OF BEGINNING
AND CONTAINING **95.619 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.

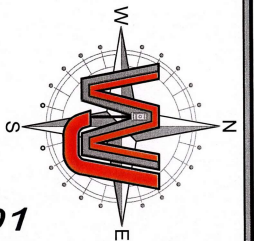


Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

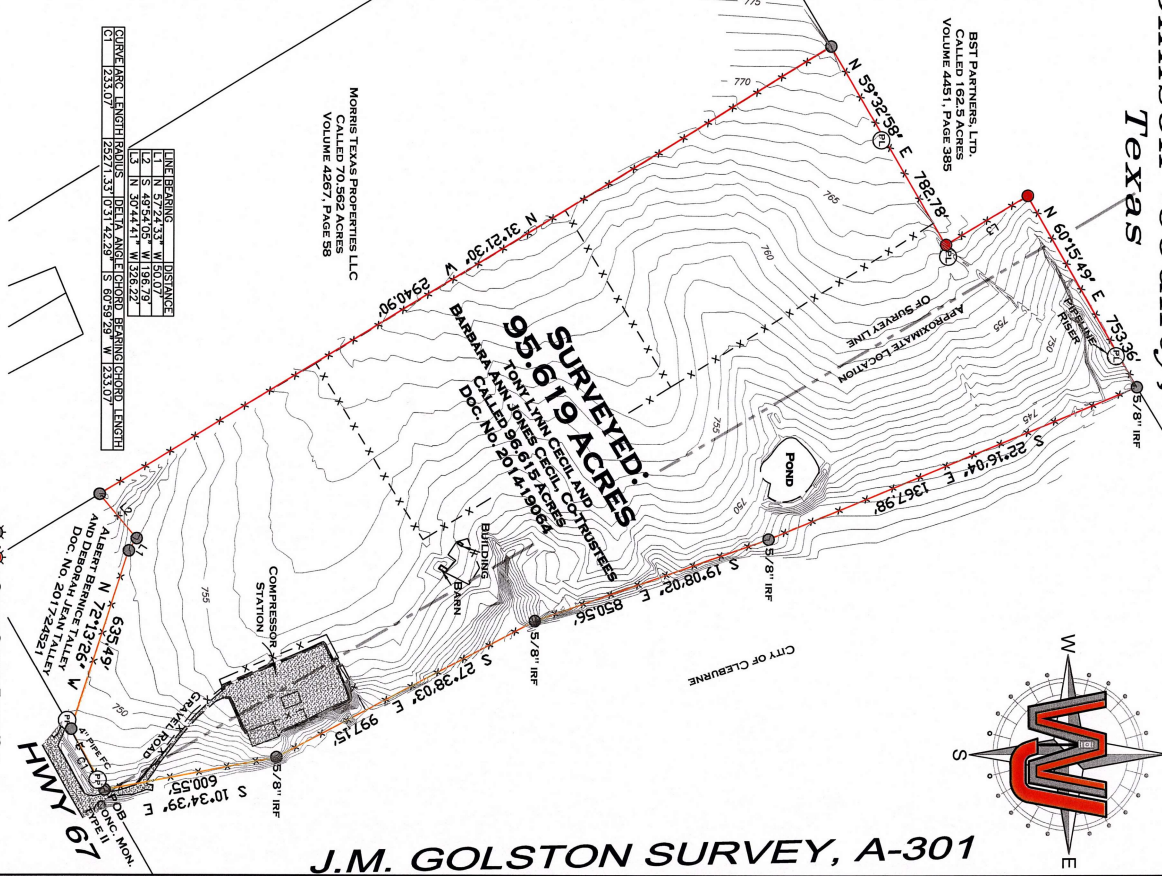


SURVEYED: 95.619 ACRES - HENDERSON ST. - CLEBURNE, TEXAS

Johnson County, Texas



JACKSON COUNTY SCHOOL LAND SURVEY, A-435



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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789

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

PROJECT MANAGER: BLOCKER
ADDRESS: 2490 W HENDERSON ST.
CITY/COUNTY: CLEBURNE, JOHNSON CO.
SURVEY/ABSTRACT NO.: A-301
SUBDIVISION: N/A
LOT/BLOCK NO.: N/A
CLIENT: CHAD DANNEHEIM

PREPARED BY: S.W.T. ON APRIL 1ST, 2021
JOB NO. 21-0422

SCALE: 1" = 400'

