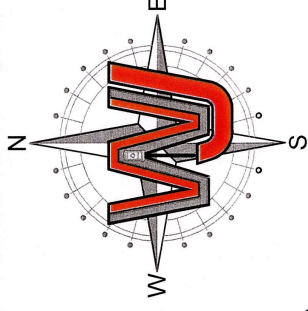


SURVEYED: 95.619 ACRES - HENDERSON ST. - CLEBURNE, TEXAS

Johnson County, Texas



J.M. GOLSTON SURVEY, A-301

JACKSON COUNTY SCHOOL LAND SURVEY, A-435

BST PARTNERS, LTD.
CALLED 162.5 ACRES
VOLUME 4451, PAGE 385

20' PIPELINE ESMNT
3929/724

**SURVEYED:
95.619 ACRES**

MORRIS TEXAS PROPERTIES LLC
CALLED 70.562 ACRES
VOLUME 4267, PAGE 58

TITLE COMMITMENT:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
OF NO. 2101276-WJA
EFFECTIVE DATE: MARCH 10, 2021, 8:00 AM
ISSUED DATE: MARCH 18, 2021, 8:00 AM

SCHEDULE "B" ITEMS:

1. 10(c) DOES NOT EFFECT.
2. 10(f) AS SHOWN.
3. 10(g) DOES EFFECT, THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
4. 10(h) DOES EFFECT.
5. 10(i) DOES EFFECT, THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

LINE BEARING	DISTANCE
L1 N 57°24'33" W	50.07
L2 S 49°54'05" W	196.79
L3 N 30°44'41" W	326.22

CURVE ARC LENGTH/RADIUS	DELTA ANGLE/CHORD	BEARING/CHORD	LENGTH
C1	233.07'	25271.33' / 0°31'42.29"	S 60°59'29" W 233.07'



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 1ST, 2021.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING

10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBP FLS FIRM NO. 1 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

400 0 400
SCALE: 1" = 400'

S 22°16'04" E 1367.98'

S 19°08'02" E 850.56'

S 27°38'03" E 997.15'

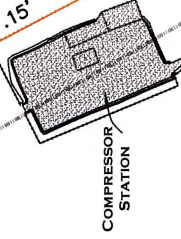
S 10°34'39" E 600.55'

N 72°13'26" W 635.49'

N 31°21'30" W 2940.90'

N 60°15'49" E 753.36'

N 59°32'58" E 782.78'



- FENCE
- = COTTON SPINDLE FOUND/SET
 - = 1/2" IRON ROD FOUND/SET
- OVERHEAD ELECTRIC LINE
- ⊗ = WATER METER
 - ⊕ = POWER POLE
 - ⊖ = PIPELINE MARKER
 - ⊙ = GAS METER
 - ⊚ = PIPELINE MARKER (PROP.)
 - ⊛ = TELE. PEDESTAL
 - ⊜ = IRRIGATION VALVE
 - ⊝ = WATER VALVE
 - ⊞ = CABLE BOX/PEDESTAL
 - ⊟ = SEPTIC LID/EQUIPMENT
 - ⊠ = PROPANE TANK
 - ⊡ = AIR CONDITIONER

GRAVEL ROAD

HWY 69
CITY CONC. MON.
METRIC

ALBERT BERNICE TALLEY AND DEBORAH JEAN TALLEY
DOC. NO. 2017224521

CITY OF CLEBURNE

BARBARA ANN JONES CECIL AND CO-TRUSTEES
DOC. NO. 201419064

APPROXIMATE LOCATION OF SURVEY LINE

PIPELINE RIGBER

5/8" IRF

5/8" IRF

5/8" IRF

5/8" IRF