**LOCATION**

2338 County Road 1125
Cleburne, Texas 76033

PROPERTY SIZE

± 74 Acres

ZONING

Current: Agriculture

TRAFFIC COUNTS

31,756 VPD on Highway 67
16,056 VPD on Chisholm Trail Pkwy

UTILITIES

Water and Electricity to the property
Sewer to be delivered soon

PRICE

Upon Request

BY THE NUMBERS

Population		
5-miles	10-miles	15-miles
75,500	125,000	357,000
Median Household Income		
5-miles	10-miles	15-miles
\$66,600	\$72,500	\$82,200

HIGHLIGHTS

- Prime land for future development
- Located within the City of Cleburne's ETJ district
- Situated within a federally designated Opportunity Zone
- Cleburne, Texas currently has 10,401 residential units under development: 7,194 single-family and 3,207 multi-family units
- Recently added south bound exit ramp from Chisholm Trail Pkwy to County Road 1125

- SURVEYOR'S NOTES:**
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Johnson County, Texas and incorporated areas, map no. 4825101756, with an effective date of September 21, 2023, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.
 - Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES
Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, locking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

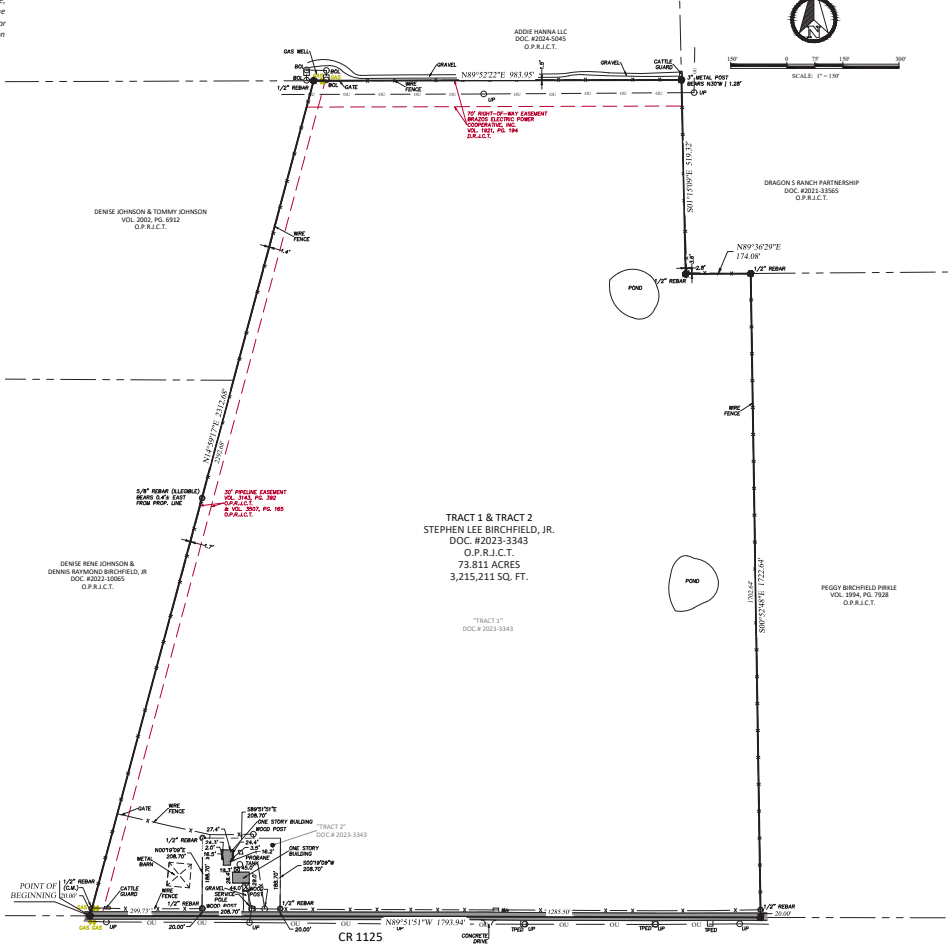
- ALTA/NSPS NOTES**
- Regarding Table "A" Item 2: Property address: "2338 County Road 1125" according to Johnson County Appraisal District.
 - Regarding Table "A" Item 7: No buildings were observed on the subject property at the time of the survey.
 - Regarding Table "A" Item 14: The southwest corner of the site is approximately 287 feet east of the intersection of County Road 1125 & County Road 1217.
 - PARKING SUMMARY**
STRIPED UNMARKED SPACES: 0
STRIPED HANDICAP-MARKED SPACES: 0

- LEGEND OF ABBREVIATIONS**
- D.P.R.I.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.I.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - O.P.R.I.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 - DOC# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



- LEGEND OF SYMBOLS**
- Conditioning unit
 - Regulation control valve
 - Cable tv
 - Electric meter
 - Fence or guardrail
 - Fire dept. connection
 - Hydrant
 - Bollard
 - Area drain
 - Grate inlet
 - Gas valve
 - Gas meter
 - Well
 - Sanitary sewer manhole
 - Storm water manhole
 - Telephone manhole
 - Trash bin lid
 - Telephone pedestal
 - Traffic signal pole
 - Utility steam out
 - Comm. utility cabinet
 - Electric utility cabinet
 - Comm. utility vault
 - Elect. utility vault
 - Water utility vault
 - Utility service pole
 - Utility sign
 - Water shutoff
 - Water valve
 - Well
 - Water meter
 - Cable tv riser
 - Release valve
 - Utility markings
 - Tree
 - Shrub/decorative tree or tree with diameter < 4 in.
 - Contour lines

- LEGEND OF LINETYPES**
- SUBJECT TRACT BOUNDARY
 - ADJOINING TRACT BOUNDARY
 - CENTER LINE
 - EASEMENT
 - FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - GAS LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND CABLE LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD UTILITY LINE



PROPERTY DESCRIPTION
Being a tract of land situated in the M.J. Falvel Survey, Abstract Number 269, in Johnson County, Texas, being all of "Tract 1" and "Tract 2" as described by deed to Stephen Lee Birchfield, Jr. recorded under Document Number 2023-3343, Official Public Records, Johnson County, Texas, the subject property being more particularly described by metes and bounds as follows (Bearings are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)).
BEGINNING at a point in an asphalt road commonly known as CR 1125 (no right-of-way document found) for the southwest corner of said Birchfield tract;
THENCE North 14 degrees 59 minutes 17 seconds East, with the west line of said Birchfield tract, passing at 20.00 feet, a 1/2 inch rebar found, and continuing for a total of 2,312.68 feet to a 1/2 inch rebar found for the northeast corner of said Birchfield tract;
THENCE North 89 degrees 52 minutes 22 seconds East, with the north line of said Birchfield tract, a distance of 983.95 feet to a point for the northernmost northeast corner of thereof, from which a 3 inch metal fence corner post found bears North 30 degrees West, a distance of 1.28 feet;
THENCE South 01 degrees 15 minutes 09 seconds East, with the east line of said Birchfield tract, a distance of 519.32 feet to a 1/2 inch rebar found for a re-entrant corner of said Birchfield tract;
THENCE North 89 degrees 36 minutes 29 seconds East, a distance of 174.08 feet to a 1/2 inch rebar found for the easternmost northeast corner of said Birchfield tract;
THENCE South 00 degrees 52 minutes 48 seconds East, with the east line of said Birchfield tract, passing at 1,702.64 feet a 1/2 inch rebar found, continuing for a total distance of 1,722.64 feet to a point within said CR 1125 for the southeast corner of said Birchfield tract;
THENCE North 89 degrees 51 minutes 51 seconds West, with the south line of said Birchfield tract, a distance of 1,793.94 feet returning to the **POINT OF BEGINNING** and enclosing 73.811 acres (3,215,211 square feet) of land, more or less.

TITLE COMMITMENT NOTES
This survey was prepared with the benefit of a commitment for title insurance provided by Agents National Title Insurance Company, G.F. Number 24002193-32, Effective Date April 21, 2024. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:
Item 10(a): Easement as recorded under Volume 336, Page 264, Deed Records, Johnson County, Texas. (easement contains a description that includes the subject property, blanked in style, not shown)
Item 10(b): Easement as recorded under Volume 415, Page 411, Deed Records, Johnson County, Texas. (easement contains a general description that includes the subject property, blanked in style, not shown)
Item 10(c): Easement as recorded under Volume 1921, Page 194, Deed Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
Item 10(d): Easement as recorded under Volume 3143, Page 392, Official Public Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
Item 10(e): Easement as recorded under Volume 3507, Page 165, Official Public Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)

SURVEYOR'S CERTIFICATE
To: Sandstone Investments II, LLC & Agents National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, & 14, of Table A thereof. The fieldwork was completed on May 30, 2024.
Date of Plat or Map: June 7, 2024

TERMS OF ACCEPTANCE OF SURVEY
This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes". This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/topographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require a new or re-surveyed survey. Please feel free to request pricing for this at info@bscdfw.com, or call (817) 864-1957.



JOB NO. 2024.001.355	
DRAWN: SMW	
CHECKED: JHB	
TABLE OF REVISIONS	
DATE	SUMMARY

2338 CR 1125
CLEBURNE, TEXAS

SHEET:
VO1
ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY
A TRACT SITUATED IN THE
M.J. FALVEL SURVEY, ABSTRACT #269
CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS

Planning and Zoning

Zoning Districts

District

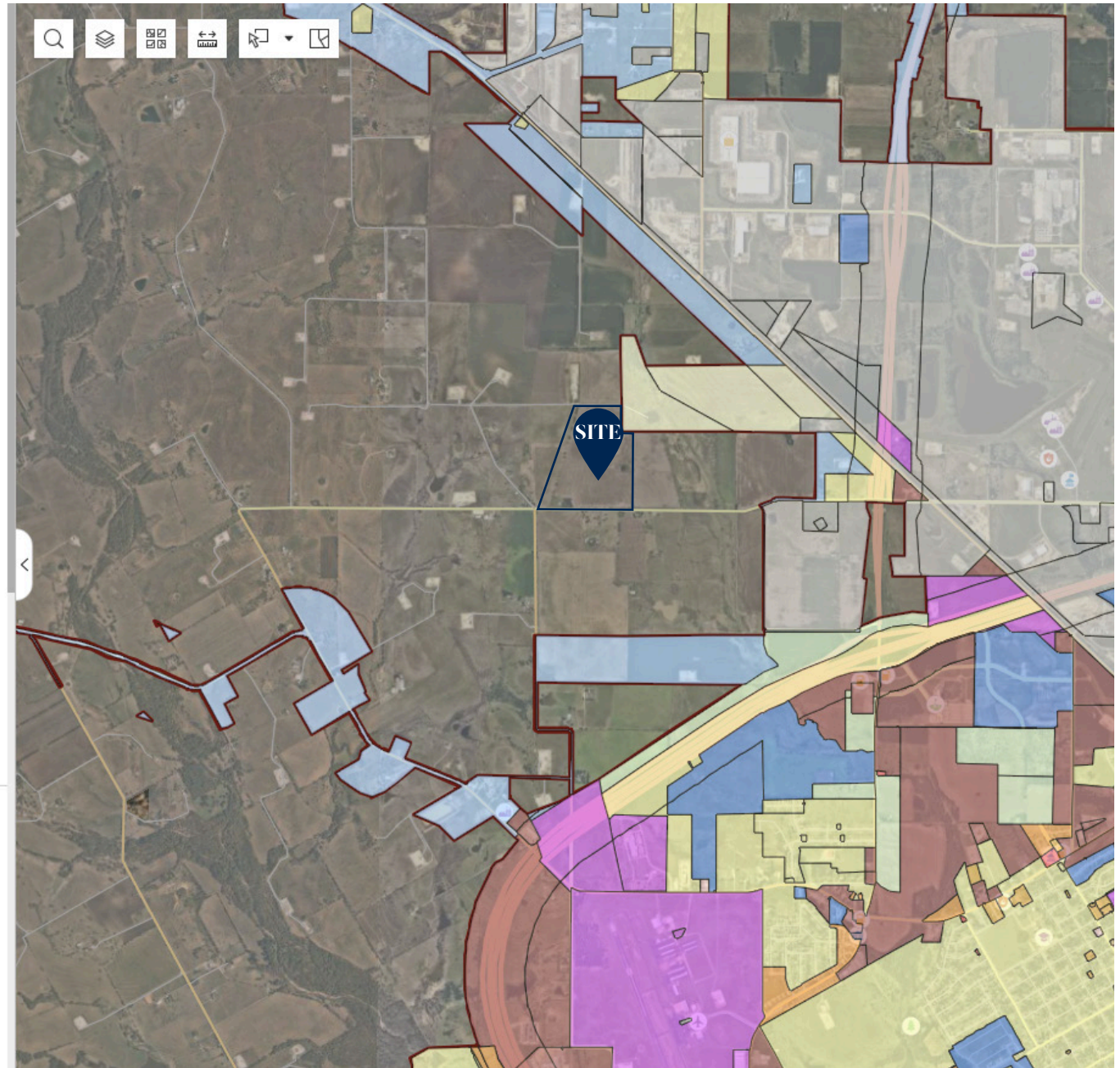
- A, Agricultural District
- SF-6, Single-Family Dwelling District
- SF-7, Single-Family Dwelling District
- SF-10, Single-Family Dwelling District
- SF-20, Single-Family Dwelling District
- MF-1, Medium-Density Residential District
- MF-2, High-Density Residential District
- D, Duplex Dwelling District
- MU, Mixed-Use District
- NC, Neighborhood Commercial District
- LC, Local Commercial District
- RC, Regional Commercial District
- CI, Commercial/Industrial Flex District
- I, Industrial District
- IH, Interim Holding District
- PD, Planned Development District

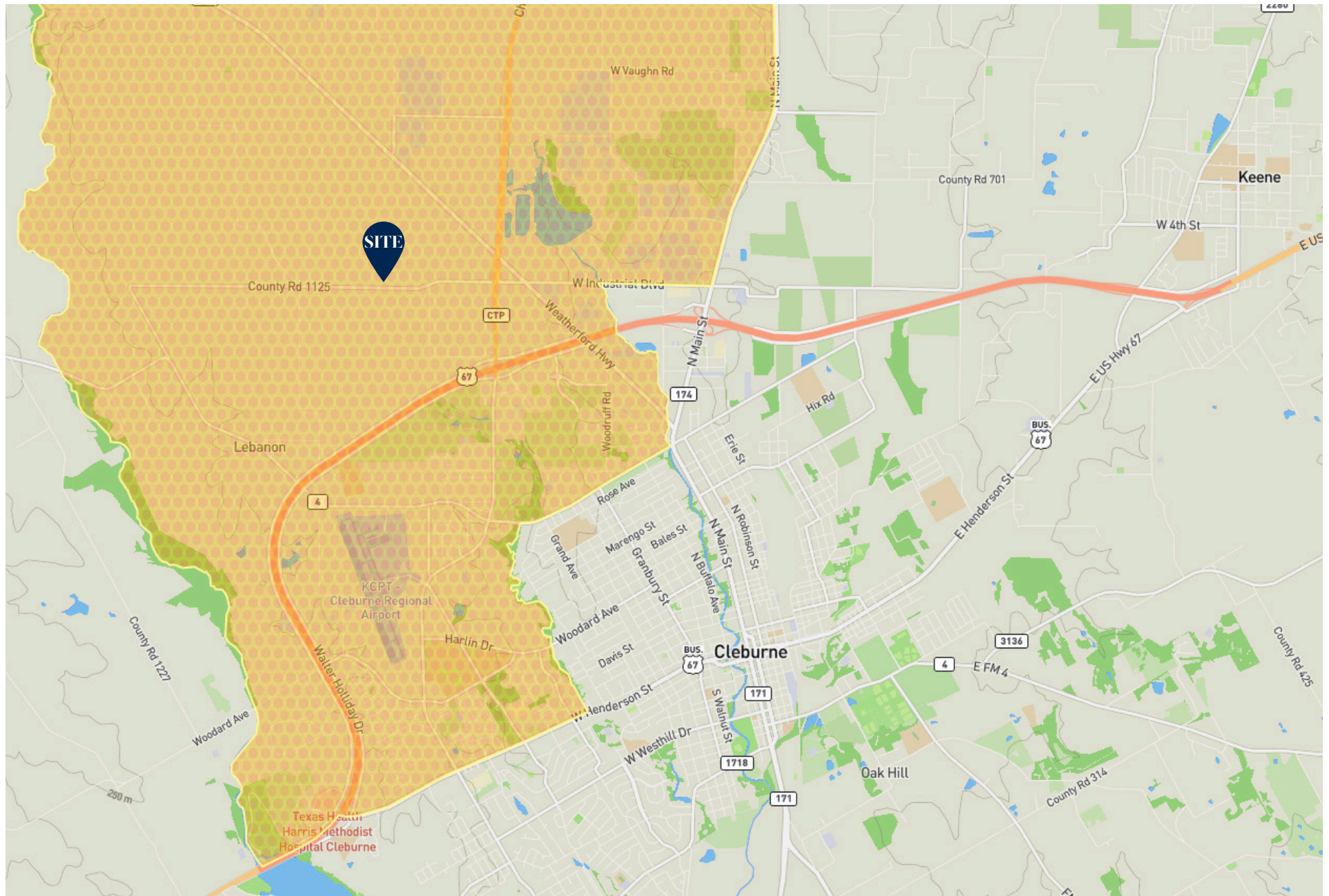
Citywide Reference Layers

City Limits



City ETJ (Extra-Territorial Jurisdiction)







LISTING TEAM

LESTER DAY

817.919.8515

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