

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL MAP No. 48251C0033 H, EFFECTIVE JANUARY 6, 1999, THE SUBJECT TRACT APPEARS TO BE IN THE FOLLOWING ZONE AREA: TO BE OUTSIDE THE 500-YEAR

PLAIN NOTE:

TRACT I BEGINNING HATHCOCK PR

LEGAL DESCRIPTION: BEING two tracts of land situated in the w. b. capps survey, abstract no. 140, Johnson county, texas, said two tracts being a Portion of a tract of land conveyed to J. r. hathcock in volume 1955, page 906, deed records, Johnson county, texas, and being more Particularly described by metes and bounds as follows:

G AT A 1/2 INCH IRON ROD FOUND PROPERTY; WITH A PLASTIC CAP STAMPED, "HCE", SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF

**THENCE** North 00°18'28" West  $\triangleright$ DISTANCE QF 339.40 FEET INCH IRON ROD FOUND;

**THENCE** South 89°19'28" East ∧ DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND;

**THENCE** South 00°18'28" East A DISTANCE OF 41.40 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE South 89°19'28" East ∧ DISTANCE OF 896.00 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544";

THENCE BEGINNING South 19°47'28" East OF A NON-TANGENT ( IT A DISTANCE OF 257.48 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" AT THE CURVE TO THE LEFT WITH A RADIUS OF 1090.00 FEET, WHOSE LONG CHORD BEARS South 88\*58'55" West, 624.00 FEET;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°15'58", AN ARC LENGTH OF 632.86 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544";

THENCE : THENCE South 72°20'57" West A DISTANCE OF 85.00 FEET OF A NON-TANGENT CURVE TO THE LEFT WITH A WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°13'25", AN ARC LENGTH OF 30.75 FEET; TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" AT THE RADIUS OF 1440.00 FEET, WHOSE LONG CHORD BEARS South 71°44'14" West, 30.75

THENCE North 89°31'38" West a distance of 447.41 FEET to the POINT OF BEGINNING and containing 6.859 ACRES, more or less.

ARC LENGTH 290.09' 284.90'

CHORD LENGTH 289.09' 283.96'

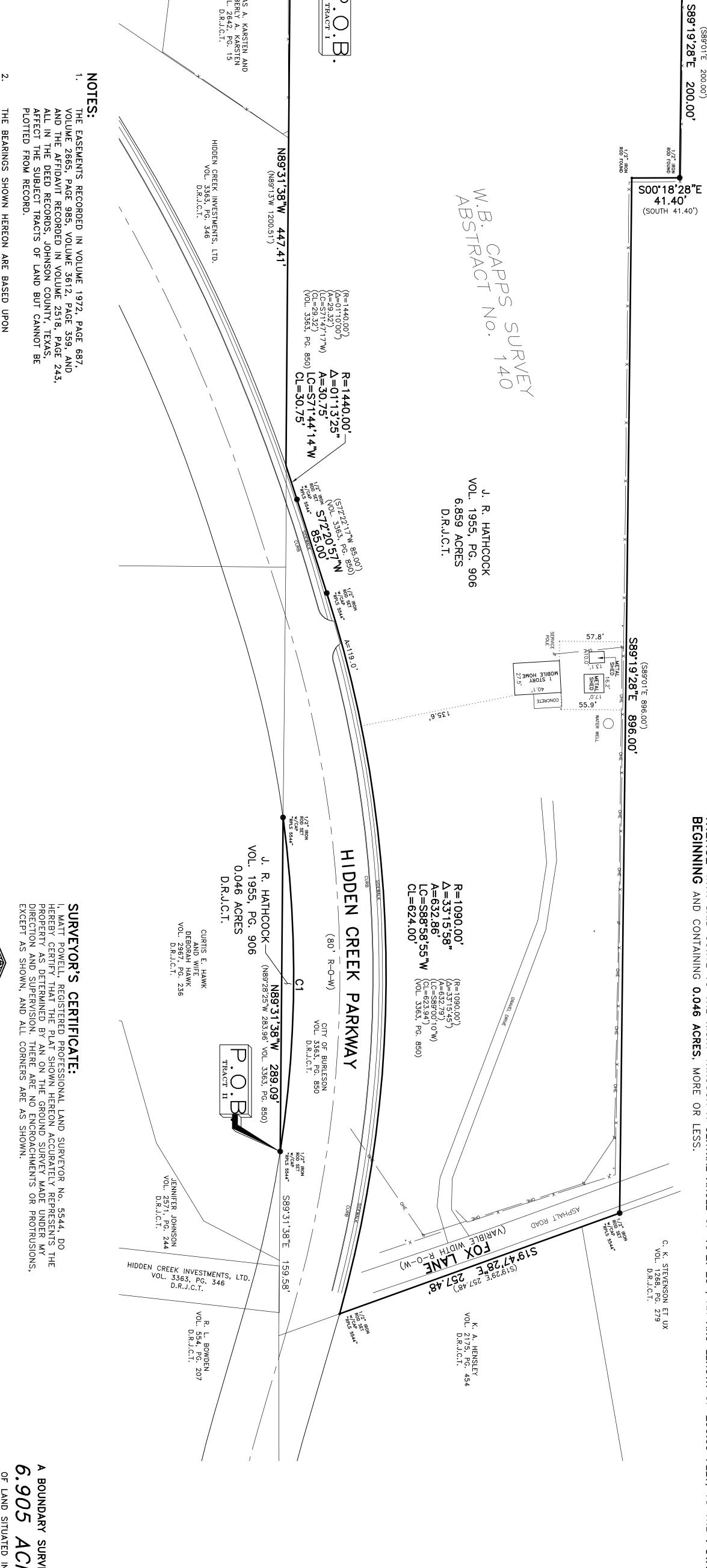
TRACT II

BEGINNING AT A 1/2 INCH IRON ROD SET WITH AFOREMENTIONED HATHCOCK TRACT BEARS South 8 H A PLASTIC CAP 89°31'38" East, STAMPED, "R 159.58 FEET; "RPLS 5544" FROM WHICH THE SOUTHEAST CORNER OF THE

THENCE North 89°31'38" West A DISTANCE OF LONG CHORD BEARS South 89°31'38" East, 289. E OF **289.09 FEET** TO THE BEGINNING OF A **CURVE TO THE RIGHT** WITH A **RADIUS** OF **289.09 FEET**; 1010.00 FEET, WHOSE

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°27'23", AN ARC LENGTH OF 290.09 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.046 ACRES, MORE OR LESS.

MC DOUGALD, W. VOL. 641, PG. 439 D.R.J.C.T.



(NORTH 339.40') N00'18'28"W 339.40'

BURLESON CITY/LIMIT

JOHNSON COUNTY

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5544

DATED: 05-01-06 \*\*\* mul SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.

6.905
OF LAND SIT BOUNDARY SURVEY OF ACRES NOSNHOL IPPS SURVEY COUNTY,

BEING TWO TRACTS OF LAND SITUATED IN THE W.B. CAPPS SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, SAID TWO TRACTS BEING A PORTION OF A TRACT OF LAND CONVEYED TO J.R. HATHCOCK IN VOLUME 1955, PAGE 906, DEED RECORDS, JOHNSON COUNTY, TEXAS

POWELL
LAND SURVEYING [
1108 SOUTH DOBSON STREET
BURLESON, TX 76028

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THE RECORD INFORMATION SHOWN HEREON IS BASED UPON THE DEED RECORDED IN VOLUME 1955, PAGE 906, D.R.J.C.T., UNLESS OTHERWISE STATED.

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THE BEARINGS SHOWN HEREON ARE BASED UPON MONUMENTS RECOVERED ALONG THE EASTERLY LINE BLOCK 5, OAK VALLEY, PHASE III, AND A TRACT OF CONVEYED TO HIDDEN CREEK INVESTMENTS, LTD. AS RECORDED IN VOLUME 3363, PAGE 346, D.R.J.C.T..