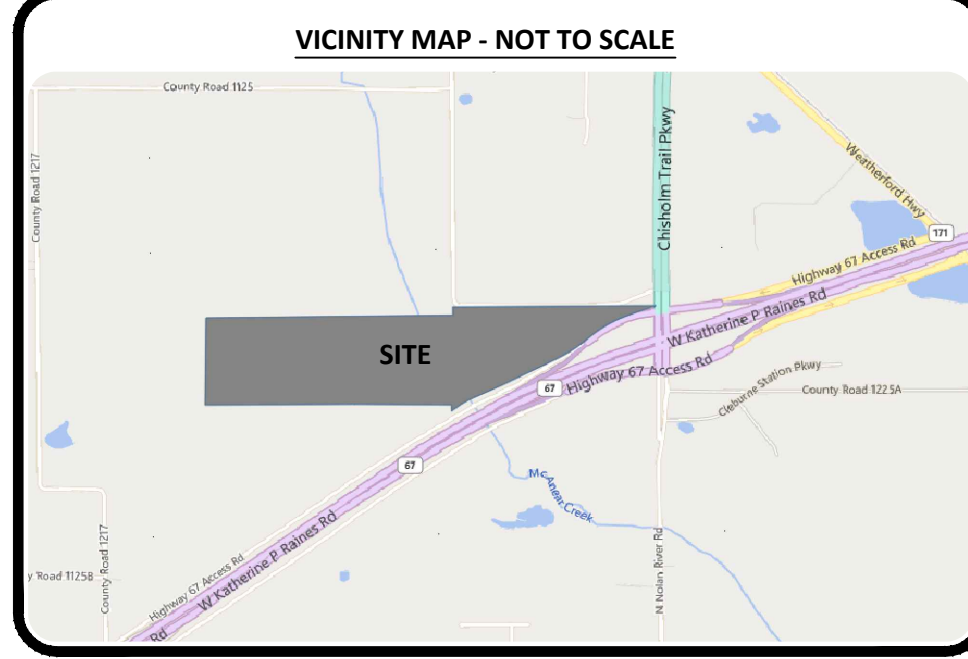


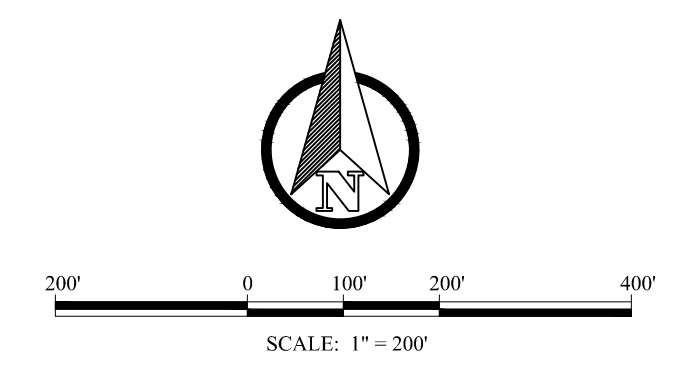


5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960



**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



**LEGEND OF SYMBOLS**

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean 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
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the A. McAnier Survey, Abstract Number 537, the B.B.B. & C. R.R. Co. Survey, Abstract Number 107, and the R. Johnston Survey, Abstract Number 454, in the City of Cleburne, Johnson County, Texas, and being a portion of the tract described by deed to Sandstone Cleburne 102 Partners, LP, as recorded under Document Number 2023-13729, Official Public Records, Johnson County, Texas, (O.P.R.J.C.T.), the subject property being more particularly described 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 1/2 inch rebar found for the southwest corner of said Sandstone tract, same being the southwest corner of the herein described tract;

**THENCE** North 00 degrees 36 minutes 43 seconds East, a distance of 1,034.84 feet to a 10 inch wood post found for the northwest corner of said Sandstone tract;

**THENCE** North 89 degrees 23 minutes 05 seconds East, a distance of 2,912.49 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set ("capped rebar set") at the westernmost northwest corner of the tract described in the deed to AMAZON.COM SERVICES LLC, recorded in document number 2024-17148, O.P.R.J.C.T.;

**THENCE** through the interior of said Sandstone tract, with the west line of said AMAZON.COM SERVICES tract, the following calls:

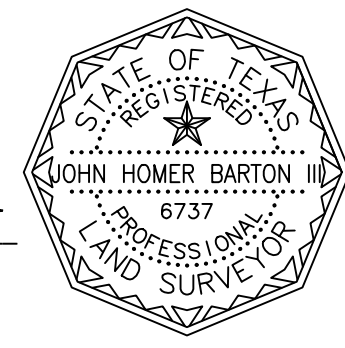
- South 00 degrees 28 minutes 08 seconds East, a distance of 74.12 feet to a capped rebar set at the beginning of a non-tangent curve to the left with a radius of 534.28 feet, having a delta angle of 48 degrees 01 minutes 08 seconds, whose chord bears South 24 degrees 28 minutes 42 seconds East, a distance of 518.78 feet;
- Along said non-tangent curve to the left, an arc length of 534.28 feet to a capped rebar set;
- South 48 degrees 29 minutes 15 seconds East, a distance of 197.66 feet to a capped rebar set at the beginning of a non-tangent curve to the right with a radius of 562.50 feet, having a delta angle of 19 degrees 41 minutes 29 seconds, whose chord bears South 387 degrees 38 minutes 31 seconds East, a distance of 192.37 feet;
- Along the arc of said curve, an arc distance of 193.32 feet to a capped rebar set;
- South 28 degrees 49 minutes 05 seconds East, a distance of 49.53 feet to a capped rebar set at the southwest corner of said AMAZON.COM SERVICES tract;

**THENCE** with the perimeter and the corners of said Sandstone tract, the following calls:

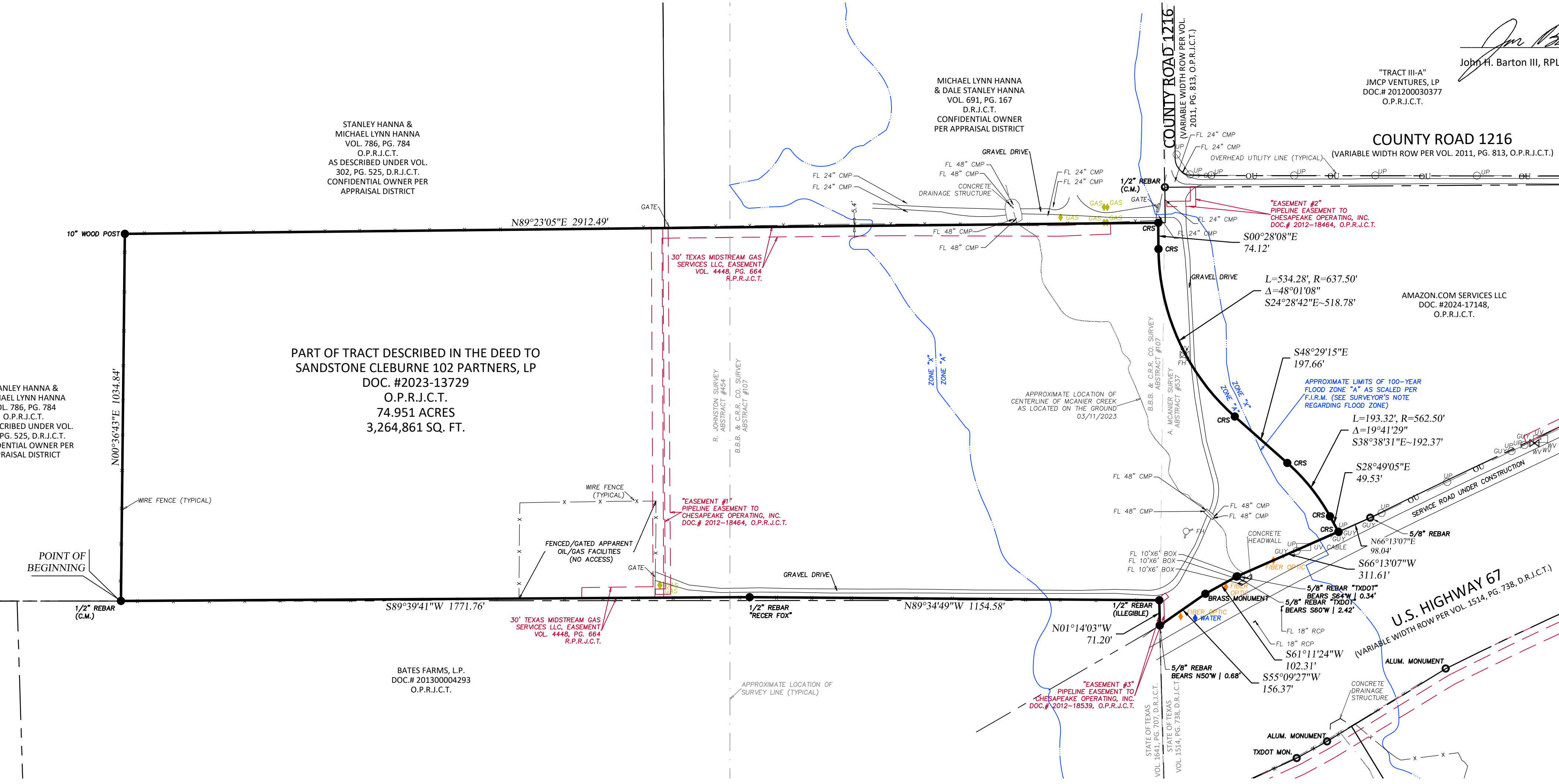
- South 66 degrees 13 minutes 07 seconds West, a distance of 311.61 feet to a point in the southeast line of said Sandstone tract, from which a 5/8 inch rebar with cap stamped "TXDOT" found bears South 64 degrees West, a distance of 0.34 feet, also from which another 5/8 inch rebar with cap stamped "TXDOT" found bears South 60 degrees West, 2.42 feet;
- South 61 degrees 11 minutes 24 seconds West, a distance of 102.31 feet to a brass monument found;
- South 55 degrees 09 minutes 27 seconds West, a distance of 156.37 feet to the southernmost south corner of said Sandstone tract, from which a 5/8 inch rebar found

- bears North 50 degrees West, a distance of 0.68 feet;
  - North 01 degrees 14 minutes 03 seconds West, a distance of 71.20 feet to a 1/2 inch rebar with illegible cap found for a re-entrant corner of said Sandstone tract;
  - North 89 degrees 34 minutes 49 seconds West, a distance of 1,154.58 feet to a 1/2 inch rebar with cap stamped "RECER FOX" found;
  - South 89 degrees 39 minutes 41 seconds West, a distance of 1,771.76 feet, returning to the **POINT OF BEGINNING** and enclosing 74,951 acres (3,264,861 square feet) of land, more or less.
- 7.**  
**TITLE COMMITMENT NOTES**  
This survey was prepared with the benefit of a commitment for title insurance provided by Chicago Title Insurance Company, G.F. Number CTMH63-8055632300039-KN, Effective Date January 25, 2023. 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(f): Easement as recorded under Volume 4448, Page 664, Real Property Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)  
Item 10(g): Easement as recorded under Volume 3837, Page 290, Real Property Records, Johnson County, Texas. (easement is blank in style, no plottable easement description, not shown. Called 30-foot easement is described only along an underground pipeline. Easement as written contains no locative information. To determine the location of this pipeline and easement, client is advised to retain a private utility location service, identify the specific line described, and mark or excavate the line.)  
Item 10(h): Easement as recorded under Clerk's File No. 2012-18464, Real Property Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)  
Item 10(i): Easement as recorded under Clerk's File No. 2012-18539 Real Property Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)

**SURVEYOR'S CERTIFICATE**  
To: Seefried Development Management, Inc. and First American 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, 5, 7(a), 8, 9, & 14, of Table A thereof. The fieldwork was completed on March 12, 2023 (all improvements shown are as-of this date), updated with respect to boundary only to reflect a proposed subdivision of eastern part of this tract.  
Date of Plat or Map: July 2, 2024



John H. Barton III, RPLS# 6737



STANLEY HANNA & MICHAEL LYNN HANNA VOL. 786, PG. 784 O.P.R.J.C.T. AS DESCRIBED UNDER VOL. 302, PG. 525, D.R.J.C.T. CONFIDENTIAL OWNER PER APPRAISAL DISTRICT

STANLEY HANNA & MICHAEL LYNN HANNA VOL. 786, PG. 784 O.P.R.J.C.T. AS DESCRIBED UNDER VOL. 302, PG. 525, D.R.J.C.T. CONFIDENTIAL OWNER PER APPRAISAL DISTRICT

PART OF TRACT DESCRIBED IN THE DEED TO SANDSTONE CLEBURNE 102 PARTNERS, LP DOC. #2023-13729 O.P.R.J.C.T. 74.951 ACRES 3,264,861 SQ. FT.

MICHAEL LYNN HANNA & DALE STANLEY HANNA VOL. 691, PG. 167 D.R.J.C.T. CONFIDENTIAL OWNER PER APPRAISAL DISTRICT

"TRACT III-A" JMC VENTURES, LP DOC. # 201200030377 O.P.R.J.C.T.

COUNTY ROAD 1216 (VARIABLE WIDTH ROW PER VOL. 2011, PG. 813, O.P.R.J.C.T.)

AMAZON.COM SERVICES LLC DOC. #2024-17148, O.P.R.J.C.T.

APPROXIMATE LIMITS OF 100-YEAR FLOOD ZONE "X" AS SCALED PER F.I.R.M. (SEE SURVEYOR'S NOTE REGARDING FLOOD ZONE)

U.S. HIGHWAY 67 (VARIABLE WIDTH ROW PER VOL. 1514, PG. 738, D.R.J.C.T.)

**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 "A" and Zone "X" of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 48251C0170, with an effective date of 12/4/2012, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

**NOTE REGARDING UTILITIES**

Utility locations are per observed evidence only. No underground utility investigation was performed, and location of underground utilities is outside the scope of work for this survey. There may exist underground utilities situated on or serving the subject tract, that are not shown on this survey. Client is advised to retain the services of a private utility location service to determine the existence and location of any underground utilities.

**LEGEND OF ABBREVIATIONS**

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.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

**ALTA/NSPS NOTES**

- Regarding Table "A" Item 2: Property address: "3257 C.R. 1216" according to Johnson County Appraisal District.
- Regarding Table "A" Item 7: No buildings observed on site during the process of conducting fieldwork.
- Regarding Table "A" Item 14: The northeast corner of the site is approximately 2,433 feet west of the intersection of U.S. Highway 67 and Chisholm Trail Parkway.

**4. PARKING SUMMARY**  
STRIPED UNMARKED SPACES: 0  
STRIPED HANDICAP-MARKED SPACES: 0

JOB NO.	2023.001.303
DRAWN:	SMW
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

CLEBURNE 120

CLEBURNE, TEXAS

SHEET:  
**VO1**  
ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY  
A TRACT SITUATED IN THE  
A. MCANIER SURVEY, ABSTRACT #537, THE  
B.B.B. AND C.R.R. CO. SURVEY, ABSTRACT #107, AND THE R.  
JOHNSTON SURVEY, ABSTRACT #454  
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS