

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
(C.M.)	CONTROLLING MONUMENT
SFP	STEEL FENCE POST
TPD	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
LP	LIGHT POLE
-E-	OVERHEAD ELECTRIC LINE
-T-	OVERHEAD TELEPHONE LINE
PP	POWER POLE
GUY	GUY ANCHOR
SN	SIGN
FH	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE
GTS	GAS TESTING STATION
GM	GAS METER
SDMH	STORM DRAIN MANHOLE
WMH	WATER MANHOLE
EB	ELECTRIC BOX
BOL	BOLLARD
SWB	SOUTHWESTERN BELL

SURVEYOR'S NOTES:

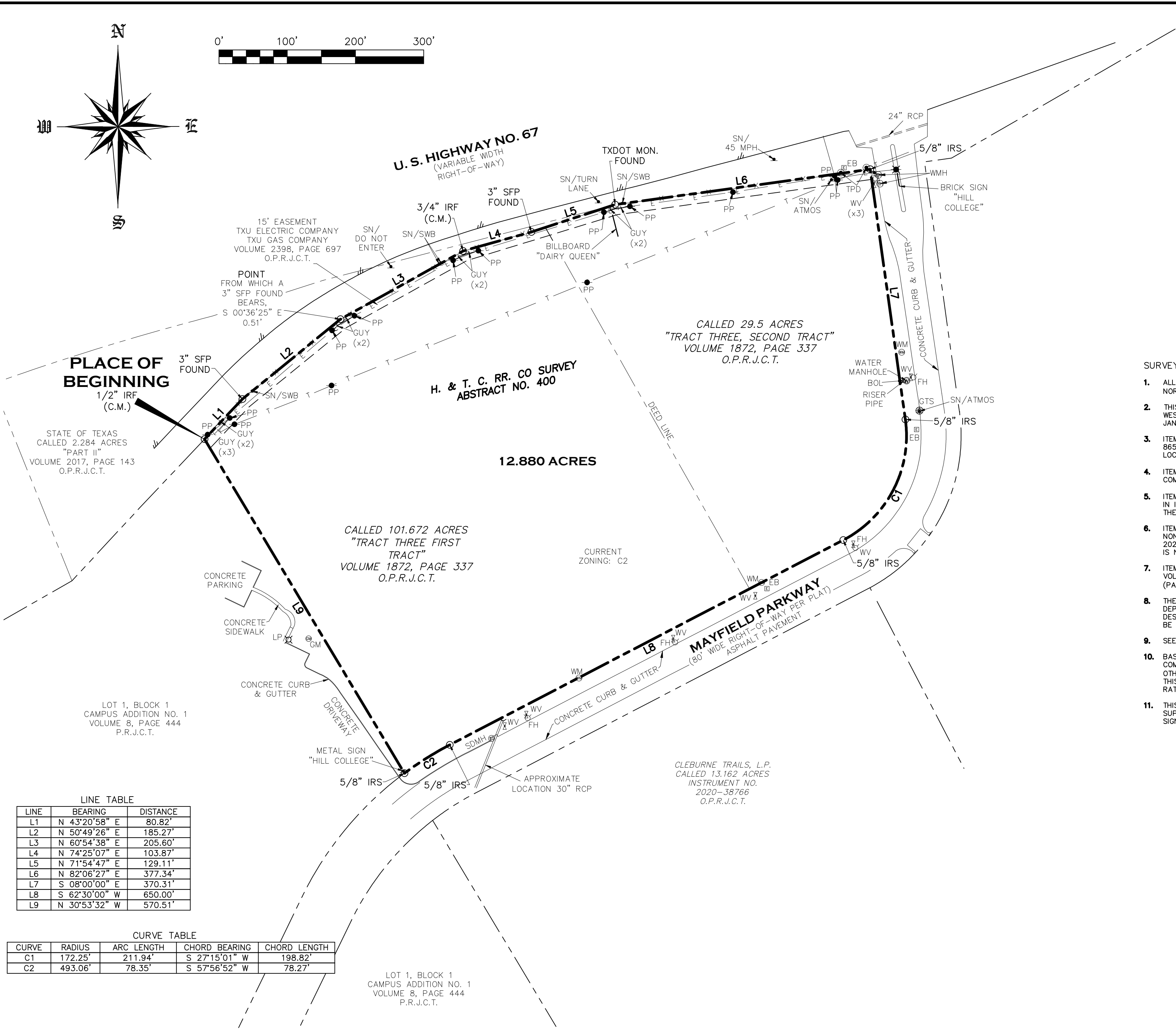
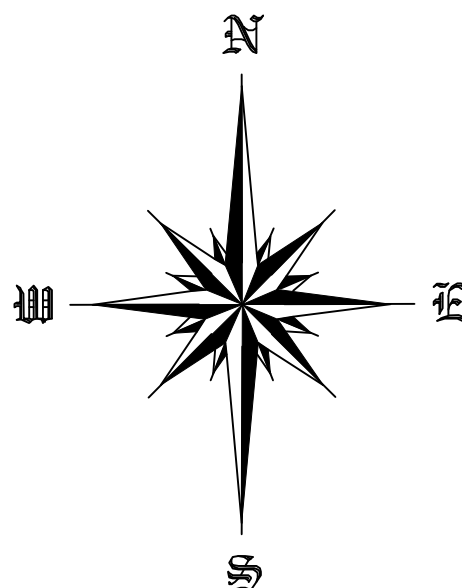
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011).
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 782103661, HAVING AN EFFECTIVE DATE OF JANUARY 9, 2022 AND ISSUED ON JANUARY 21, 2022.
- ITEM 10k. UTILITY EASEMENT GRANTED TO CITY OF CLEBURNE, AS RECORDED IN VOLUME 2267, PAGE 865, O.P.R.J.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN.
- ITEM 10l. 15' WIDE EASEMENT AND RIGHT-OF-WAY GRANTED TO TXU ELECTRIC COMPANY AND TXU GAS COMPANY, AS RECORDED IN VOLUME 2398, PAGE 697, O.P.R.J.C.T., IS AS SHOWN HEREON.
- ITEM 10m. ACCESS EASEMENT GRANTED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS RECORDED IN INSTRUMENT NO. 2021-25659, O.P.R.J.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN.
- ITEM 10n. PIT USE AGREEMENT, AS RECORDED IN VOLUME 4422, PAGE 894, O.P.R.J.C.T. AND NON-PRODUCTION AFFIDAVIT FOR OIL, GAS AND MINERAL LEASE, AS RECORDED IN INSTRUMENT NO. 2021-38623, O.P.R.J.C.T., CONTAIN DESCRIPTIONS OF A TRACT OF LAND THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN.
- ITEM 10p. FINAL CONDEMNATION JUDGEMENT EXECUTED BY THE STATE OF TEXAS, AS RECORDED IN VOLUME 2017, PAGE 143, O.P.R.J.C.T., DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY (PART II).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY MAP, AND THE ACCOMPANYING PROPERTY DESCRIPTION, WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- SEE THE ACCOMPANYING PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
- BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 48251C0285J, DATED DECEMBER 04, 2012, BY USING ROAD INTERSECTIONS AND OTHER NATURAL FEATURES, THIS PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X". THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- THIS SURVEY MAP WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF JEREMY WILLIAMSON R.P.L.S. 6462, ON FEBRUARY 10, 2022 AND SHOWS THE SIGNIFICANT VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

TO: _____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B, 7B1, 7C, 8, 9, 13, 14, 16, 20, 21A, 21B, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2022.

DATE OF MAP OR PLAT: FEBRUARY 14, 2022.
PRELIMINARY, FOR REVIEW PURPOSES ONLY, NOT TO BE RECORDED FOR ANY REASON
 JEREMY WILLIAMSON, R.P.L.S. 6462

	401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transexasurveying.com	
	Scale: 1" = 100' Drawn: GWB	Date: 02/14/22 Checked: JW



PLACE OF BEGINNING
 1/2" IRF (C.M.)

STATE OF TEXAS
 CALLED 2.284 ACRES
 "PART II"
 VOLUME 2017, PAGE 143
 O.P.R.J.C.T.

CALLED 101.672 ACRES
 "TRACT THREE FIRST TRACT"
 VOLUME 1872, PAGE 337
 O.P.R.J.C.T.

CALLED 29.5 ACRES
 "TRACT THREE, SECOND TRACT"
 VOLUME 1872, PAGE 337
 O.P.R.J.C.T.

H. & T. C. RR. CO SURVEY
 ABSTRACT NO. 400

12.880 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°20'58" E	80.82'
L2	N 50°49'26" E	185.27'
L3	N 60°54'38" E	205.60'
L4	N 74°25'07" E	103.87'
L5	N 71°54'47" E	129.11'
L6	N 82°06'27" E	377.34'
L7	S 08°00'00" E	370.31'
L8	S 62°30'00" W	650.00'
L9	N 30°53'32" W	570.51'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	172.25'	211.94'	S 27°15'01" W	198.82'
C2	493.06'	78.35'	S 57°56'52" W	78.27'

LOT 1, BLOCK 1
 CAMPUS ADDITION NO. 1
 VOLUME 8, PAGE 444
 P.R.J.C.T.

ALTA/NSPS LAND TITLE SURVEY SHOWING

12.880 ACRES OF LAND LOCATED IN THE H. & T. C. RR. CO. SURVEY, ABSTRACT NO. 400 JOHNSON COUNTY, TEXAS.