

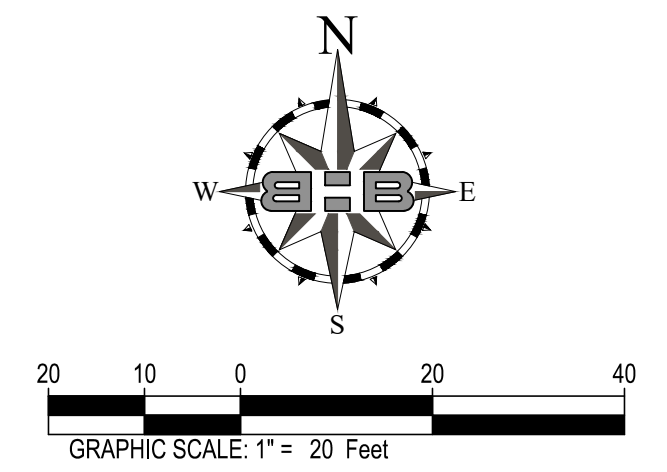
VICINITY MAP - NTS  
BURLESON,  
JOHNSON CO. TEXAS

LEGEND

- BOL.....Bollard
- DMH.....Drainage Manhole
- ICV.....Irrigation Control Valve
- OPRJCT.....Official Plat Records, Johnson County Texas
- PG.....Page
- PMK.....Phone Marker
- VOL.....Volume

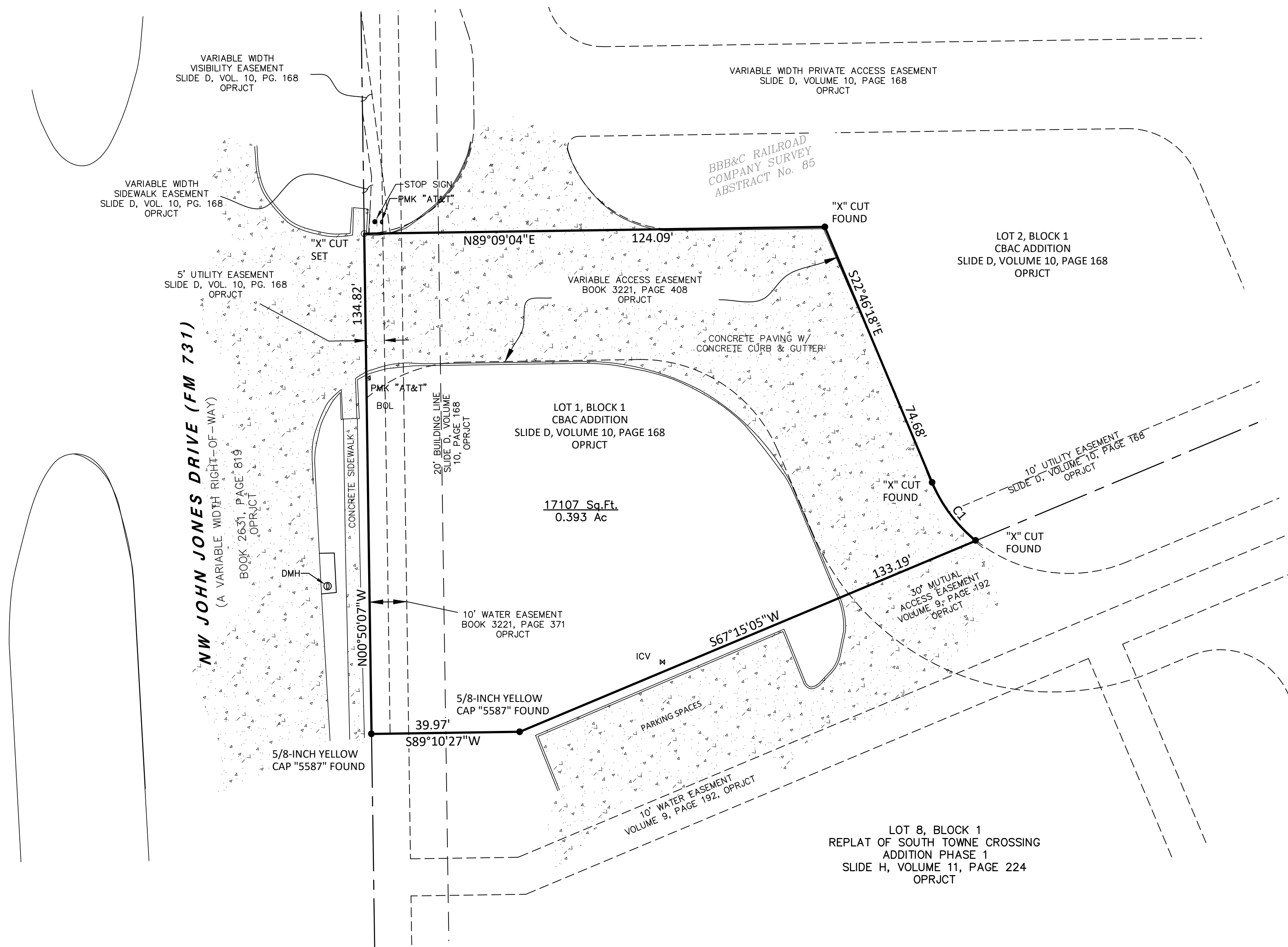
Legal Description

Being all of Lot 1, Block 1, of the CBAC Addition, an addition to the City of Burleson, Johnson County, Texas, as shown on plat thereof and recorded in Slide D, Volume 10, Page 168, Plat Records, Johnson County, Texas (PRJCT).



SURVEYOR'S NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. By scaled location of FEMA FIRM Map No. 48251C0065J effective date December 4, 2012 the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
3. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
4. The use of the word "certify" or "certificate" used hereon constitutes and expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

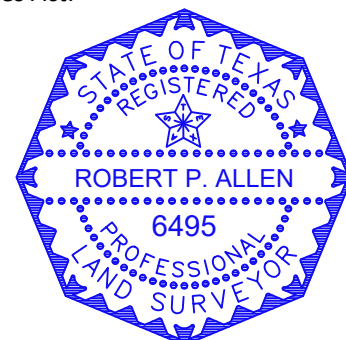


SURVEYOR'S CERTIFICATION

I, Robert P. Allen, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

*Robert P. Allen*

Robert P. Allen  
State of Texas Registered Professional Land Surveyor  
No. 6495  
Date: 03-03-2020



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	28°24'59"	40.00'	19.84'	S36°53'19"E	19.64'



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TBPE Firm #44 • TBPLS FIRM #10011302

**LAND TITLE SURVEY**  
**ALL OF LOT 1, BLOCK 1**  
**CBAC ADDITION**  
**17,107 SQUARE FEET / 0.393 ACRES**  
**BBB&C RAILROAD SURVEY, ABSTRACT No. 85**  
**CITY OF BURLESON, JOHNSON COUNTY, TEXAS**  
**MARCH 2020**