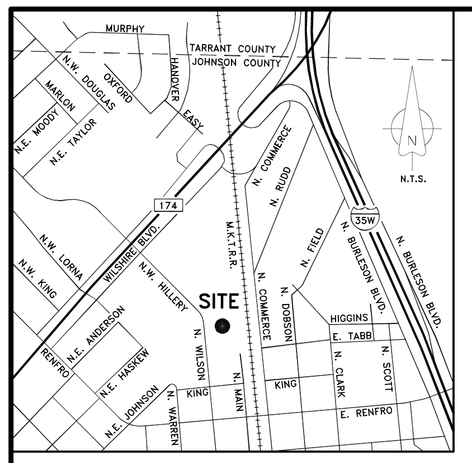


VICINITY MAP

0' 40' 80'

SCALE: 1" = 40'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	99.04'	291.49'	19°28'00"	S03°55'39"W	98.56'
(C1)	(99.0')	(291.49')	(19°28')		
C2	99.06'	291.48'	19°28'20"	S04°10'48"W	98.59'
(C2)	(99.0')	(291.48')	(19°28')		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°05'34"E	11.49'
(L1)	(S47°20'E)	(11.8')
L2	S05°45'48"E	20.00'
(L2)	(S05°45'48"E)	(20.00')
L3	S84°14'12"W	28.00'
(L3)	(S84°14'12"W)	(28.00')
L4	N05°45'48"W	20.00'
(L4)	(N05°45'48"W)	(20.00')
L5	N84°14'12"E	28.00'
(L5)	(N84°14'12"E)	(28.00')

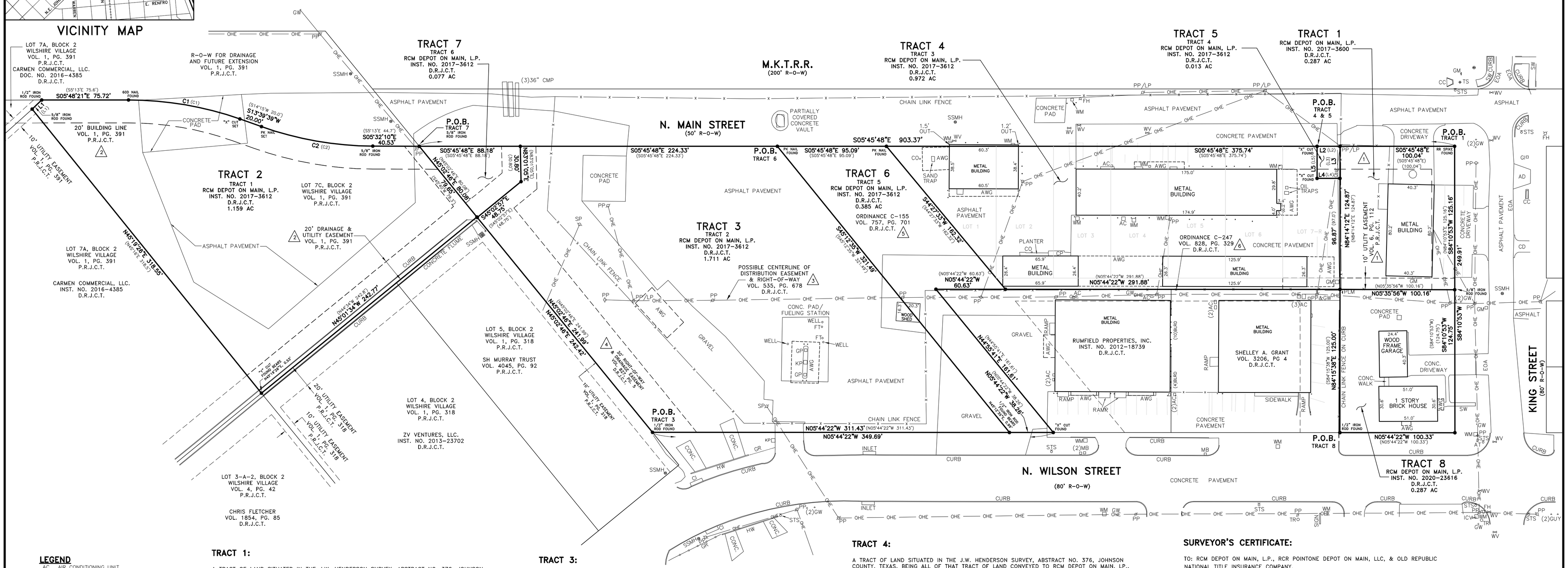
FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.



LEGEND

AC	AIR CONDITIONING UNIT
AWG	AWNING
BLRD	BOLLARD
CC	CONCRETE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
FH	FIRE HYDRANT
FT	FUEL TANK
GM	GAS METER
GP	GAS PUMP
GR	GUARD RAIL
GTS	GAS TEST STATION
GW	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
KP	KEY PAD
LP	LIGHT POLE
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
P.O.B.	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
SP	STEEL PIPE
SSMH	SANITARY SEWER MANHOLE
STS	STREET SIGN
TR	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
•	BOLLARD
●	1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED

TRACT 1:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RCM DEPOT ON MAIN, LP IN THAT DOCUMENT RECORDED IN INSTRUMENT NO. 2017-3612, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 8-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAIL ROAD SPIKE FOUND FOR THE WESTERLY CORNER OF SAID LOT 8-R, BLOCK 9, AND FOR THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. MAIN STREET (50' R-O-W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF KING STREET (80' R-O-W);

THENCE LEAVING SAID CORNER S 84°10'53" W ALONG THE SOUTHERLY LINE OF SAID LOT 8-R, BLOCK 9, AND SAID NORTHERLY RIGHT-OF-WAY LINE OF KING STREET (50' R-O-W), A DISTANCE OF 125.16 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID LOT 8-R, BLOCK 9;

THENCE LEAVING SAID CORNER N 05°35'56" W, A DISTANCE OF 100.16 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" FOR THE NORTHWEST CORNER OF SAID LOT 8-R, BLOCK 9, AND THE SOUTHWESTERLY CORNER OF LOT 7-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS,

THENCE LEAVING SAID COMMON CORNER N 84°14'12" E ALONG THE COMMON LINE BETWEEN SAID LOT 8-R, BLOCK 9 AND LOT 7-R, BLOCK 9, A DISTANCE OF 124.87 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN SAID WESTERLY RIGHT-OF-WAY LINE OF N. MAIN STREET (50' R-O-W);

THENCE S 05°45'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRE OF LAND, MORE OR LESS.

TRACT 2:

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 183, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RCM DEPOT ON MAIN, LP, AND DESCRIBED AS TRACT 1 IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-3612, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 7C, BLOCK 2, OF WILSHIRE VILLAGE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 1, PAGE 391, PLAT RECORDS, JOHNSON COUNTY, TEXAS. CONSISTING OF 1.159 ACRES OF LAND, MORE OR LESS.

TRACT 3:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RCM DEPOT ON MAIN, LP., AND DESCRIBED AS TRACT 2 IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-3612, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEASTERLY LINE OF BLOCK 2 OF WILSHIRE VILLAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 318, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF SAID RCM DEPOT ON MAIN, LP., TRACT;

THENCE LEAVING SAID CORNER N 45°02'46" E ALONG SAID SOUTHEASTERLY LINE AND THE NORTHWESTERLY LINE OF SAID RCM DEPOT ON MAIN, LP., TRACT, A DISTANCE OF 241.99 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID RCM DEPOT ON MAIN, LP., TRACT AND THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO RCM DEPOT ON MAIN, LP., AND DESCRIBED AS TRACT 6 IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-3612, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID COMMON CORNER S 45°02'57" E ALONG THE COMMON LINE BETWEEN SAID RCM DEPOT ON MAIN, LP., TRACTS, A DISTANCE OF 48.75 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544";

THENCE CONTINUING ALONG SAID COMMON LINE N 83°01'05" E, A DISTANCE OF 30.80 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. MAIN STREET (50' R-O-W) FOR THE MOST NORTHEASTERLY CORNER OF SAID RCM DEPOT ON MAIN, LP., TRACT DESCRIBED HEREIN;

THENCE S 05°45'48" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF SAID RCM DEPOT ON MAIN, LP., TRACT, A DISTANCE OF 224.33 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" FOR THE MOST EASTERLY CORNER OF SAID RCM DEPOT ON MAIN, LP., TRACT:

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 45°12'35" W ALONG THE SOUTHEASTERLY LINE OF SAID RCM DEPOT ON MAIN, LP., TRACT, A DISTANCE OF 321.49 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET (80' R-O-W) FROM WHICH A 1/2" IRON ROD FOUND AND HELD FOR LINE, BEARS N 45°12'35" E, 0.99 FEET;

THENCE N 05°44'22" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 311.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.711 ACRES OF LAND, MORE OR LESS.

TRACT 4:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RCM DEPOT ON MAIN, LP., AND DESCRIBED AS TRACT 3 IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-3612, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING ALL OF LOTS 1-6, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 59, PAGE 638, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND LOT 7-R, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, PLAT RECORDS, JOHNSON COUNTY, TEXAS, TOGETHER WITH A PORTION OF A 20' ALLEY ABANDONED BY CITY OF BURLESON ORDINANCE NO. C-247 AS RECORDED IN VOLUME 828, PAGE 329, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF N. MAIN STREET (50' R-O-W) FOR THE MOST SOUTHEASTERLY CORNER OF SAID LOT 7-R, BLOCK 9, FROM WHICH A RAIL ROAD SPIKE FOUND FOR THE SOUTHEASTERLY CORNER OF LOT 8-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, PLAT RECORDS, JOHNSON COUNTY, TEXAS, BEARS S 05°45'48" E, 120.04 FEET.

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE ALONG THE COMMON LINE BETWEEN SAID LOTS 7-R, BLOCK 9, AND LOT 8-R, BLOCK 9 THE FOLLOWING THREE COURSES:

S 84°14'12" W, A DISTANCE OF 28.00 FEET TO AN "X"-CUT SET;

S 05°45'48" E, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544";

S 84°14'12" W, A DISTANCE OF 96.87 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544", FOR SOUTHWESTERLY CORNER OF SAID LOT 7-R, BLOCK 9, AND THE NORTHWESTERLY CORNER OF SAID LOT 8-R, BLOCK 9;

THENCE LEAVING SAID CORNER N 05°44'21" W ALONG THE WESTERLY LINE OF SAID LOT 7-R, BLOCK 9 AND THE CENTERLINE OF A SAID 20' ALLEY ABANDONED BY CITY OF BURLESON ORDINANCE NO. C-247, A DISTANCE OF 291.88 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544";

THENCE LEAVING THE CENTERLINE OF SAID 20' ALLEY N 44°27'33" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 162.32 FEET TO A PK NAIL FOUND IN SAID WESTERLY RIGHT-OF-WAY N. MAIN STREET (50' R-O-W) FOR THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 9;

THENCE S 05°45'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 375.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.972 ACRE OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

TO: RCM DEPOT ON MAIN, L.P., RCR POINTONE DEPOT ON MAIN, LLC, & OLD REPUBLIC 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 IN 2021. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 19, 2021.

STATE OF TEXAS
REGISTERED
MATT POWELL
5544
PROFESSIONAL
LAND SURVEYOR

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 05/31/21

ALTA/NSPS LAND TITLE SURVEY OF

4.892 ACRES

OF LAND SITUATED IN THE

H.G. CATLETT SURVEY, ABSTRACT NO. 183, J.W. HENDERSON SURVEY, ABSTRACT NO. 376

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

SURVEYOR:
DFW Geodesy
1108 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122
TBPELS FIRM NO. 100766

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