



**LEGEND OF ABBREVIATIONS**

O.P.R.A.C.T.	Official Public Records of Johnson County, Texas
IRF	Iron Rod Found
IPF	Iron Pipe Found
CRF	Copper Iron Rod Found
CRS	Stamped "GSI Surveying"
CM	Controlling Monument
TPD	Telephone Pedestal
RCP	Reinforced Concrete Pipe
SSCO	Sanitary Sewer Clean Out
CSN	Cable Sign Vault
TYT	Telephone Vault
OHE	Overhead Electric

**LEGEND OF SYMBOLS**

⊗	air conditioner
⊙	boothpole
⊖	cable tv
⊕	electric meter
⊗	fire hose/handroll
⊕	fire dept. connection
⊖	fire hydrant
⊕	fire lane
⊖	ground roll
⊕	grease trap
⊖	groses inlet
⊕	groses meter
⊖	gas line
⊕	gas line
⊖	irrigation valve
⊕	landscape or tree line
⊖	landscape electric box
⊕	landscape light
⊖	light pole
⊕	mailbox
⊖	overhead utility lines
⊕	sanitary sewer manhole
⊖	storm drain manhole
⊕	telephone manhole
⊖	traffic signal pole
⊕	utility clean out
⊖	utility vault
⊕	water valve
⊖	water meter
⊕	well
⊖	sign
⊕	power pole

**PRESENCE OF UTILITIES WARNING:**  
 B11 or other similar utility locate requests (DIG-TESS) may have been requested, may have been ignored, or may have resulted in an incomplete response. In which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.

SHEET 1 OF 1



*G. A. Hettman*  
 10/02/2023  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6084

**GSI GEOMATIC SOLUTIONS, INC.**  
 PROFESSIONAL LAND SURVEYORS

©2022 Geomatic Solutions, Inc.-All Rights Reserved  
 3000 S. Hulen, Suite 124-236, Fort Worth, Texas 76109  
 Telephone: 817-487-8916, www.gsisurvey.com  
 TBPELS Firm No. 10184400, SHELBY@GSI-SURVEY.COM

Scale: 1"=60'  
 Date: 10/02/2023 DWG: 20221102 SURVEY-001  
 Drawn: OF Checked: SJH Job: 2022-1102

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.

PROPERTY DESCRIPTION

TRACT 1

A 1.001 ACRE TRACT OF LAND, BEING TRACT 1, OUT OF THE A.J. PATTON SURVEY, ABSTRACT NO. 685, IN JOHNSON COUNTY TEXAS, CONVEYED TO EAKIN PIPELINE CONSTRUCTION INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022-40261, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 2" IRON PIPE FOUND, AT THE NORTHWEST CORNER OF SAID TRACT 1, IN THE SOUTH LINE OF TRACT 3, CONVEYED TO FOURCO DEVELOPMENT PARTNERS, L.L.C. AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022-2611, O.P.R.J.C.T., IN THE EAST LINE OF S. BURLERSON BOULEVARD;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND WITH SAID TRACT 3, N 60° 22' 18" E, A DISTANCE OF 193.54 FEET, TO A CAPPED IRON ROD SET, STAMPED GSI SURVEYING, FOR THE NORTHEAST CORNER OF SAID TRACT 1, IN THE WEST LINE OF TRACT 7, CONVEYED TO SAID FOURCO DEVELOPMENT PARTNERS, L.L.C. AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2023-1454, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND WITH SAID TRACT 7, S 30° 29' 42" E, A DISTANCE OF 227.61 FEET, TO A CAPPED IRON ROD SET, STAMPED GSI SURVEYING, FOR THE SOUTHEAST CORNER OF SAID TRACT 1, FOR THE NORTHEAST CORNER OF TRACT 2, CONVEYED TO SAID EAKIN PIPELINE CONSTRUCTION INC.;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND WITH SAID TRACT 2, S 60° 09' 01" W, A DISTANCE OF 188.83 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE, WITH THE EAST LINE OF SAID S. BURLERSON BOULEVARD, N 31° 31' 27" W, A DISTANCE OF 228.45 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.001 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON DECEMBER 07, 2022.

PROPERTY DESCRIPTION

TRACT 2

A 0.690 ACRE TRACT OF LAND, BEING TRACT 2, OUT OF THE A.J. PATTON SURVEY, ABSTRACT NO. 685, IN JOHNSON COUNTY TEXAS, CONVEYED TO EAKIN PIPELINE CONSTRUCTION INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022-40261, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID TRACT 2, AT THE SOUTHWEST CORNER OF TRACT 1, CONVEYED TO SAID EAKIN PIPELINE CONSTRUCTION INC., IN THE EAST LINE OF S. BURLERSON BOULEVARD;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 2, AND WITH SAID TRACT 1, N 60° 09' 01" E, A DISTANCE OF 188.83 FEET, TO A CAPPED IRON ROD SET, STAMPED GSI SURVEYING, FOR THE NORTHEAST CORNER OF SAID TRACT 2, IN THE WEST LINE OF TRACT 7, CONVEYED TO SAID FOURCO DEVELOPMENT PARTNERS, L.L.C. AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2023-1454, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 2, AND WITH SAID TRACT 7, S 30° 09' 33" E, A DISTANCE OF 160.33 FEET, TO A CAPPED IRON ROD SET, STAMPED GSI SURVEYING, FOR THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE NORTHEAST CORNER OF TRACT 3, CONVEYED TO SAID EAKIN PIPELINE CONSTRUCTION INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022-42756, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 2, AND WITH SAID TRACT 3, S 60° 04' 03" W, A DISTANCE OF 185.52 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID TRACT 2;

THENCE, WITH THE EAST LINE OF SAID S. BURLERSON BOULEVARD, N 31° 20' 21" W, A DISTANCE OF 160.65 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.690 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON DECEMBER 07, 2022.

PROPERTY DESCRIPTION

A 0.616 ACRE TRACT OF LAND, BEING TRACT 3, OUT OF THE A.J. PATTON SURVEY, ABSTRACT NO. 685, IN JOHNSON COUNTY TEXAS, CONVEYED TO EAKIN PIPELINE CONSTRUCTION INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022-42756, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID TRACT 3, AT THE NORTHWEST CORNER OF TRACT 1, CONVEYED TO DAVID LEE FLETCHER, IN THE EAST LINE OF S. BURLERSON BOULEVARD;

THENCE, WITH THE EAST LINE OF SAID S. BURLERSON BOULEVARD, N 31° 17' 35" W, A DISTANCE OF 146.39 FEET, TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID TRACT 3, AT THE SOUTHWEST CORNER OF TRACT 2, CONVEYED TO SAID EAKIN PIPELINE CONSTRUCTION INC.;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 3, AND WITH SAID TRACT 2, N 60° 04' 03" E, A DISTANCE OF 185.52 FEET, TO A CAPPED IRON ROD SET, STAMPED GSI SURVEYING, FOR THE NORTHEAST CORNER OF SAID TRACT 3, IN THE WEST LINE OF TRACT 7, CONVEYED TO SAID FOURCO DEVELOPMENT PARTNERS, L.L.C. AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2023-1454, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 3, AND WITH SAID TRACT 7, S 30° 15' 48" E, A DISTANCE OF 146.00 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID TRACT 3;

THENCE, WITH THE COMMON LINE BETWEEN SAID TRACT 3, AND WITH SAID TRACT 1, S 60° 16' 14" W, A DISTANCE OF 482.91 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.616 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON DECEMBER 07, 2022.



PROPERTY ADDRESS:  
3015 BURLERSON BLVD  
BURLERSON, TEXAS

SURVEY EXHIBIT SHOWING

A 2.307 ACRE TRACT OF LAND, OUT OF THE A.J. PATTON SURVEY, ABSTRACT NO. 685, IN JOHNSON COUNTY TEXAS, BEING THREE TRACTS OF LAND CONVEYED TO EAKIN PIPELINE CONSTRUCTION INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022-40261, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND IN WHICH THE 0.616 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NO. 2022-42756, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS

LEGEND OF ABBREVIATIONS

O.P.R.J.C.T.	Official Public Records of Johnson County, Texas
IRP	Iron Rod Found
IPF	Iron Pipe Found
CIRP	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
CM	Stamped "GSI Surveying"
PPD	Controlling Monument
RPP	Telephone Pedestal
SSCO	Reinforced Concrete Pipe
CSN	Sanitary Sewer Clean Out
TVT	Cable Sign Telephone Vault
OHE	Overhead Electric

LEGEND OF SYMBOLS

⊗	conditioner
○	bohrle
⊕	cable tv
⊖	electric meter
⊗	fence or handrail
⊗	fire hydrant
⊗	fire lane
⊗	guard roll
⊗	grassy trap
⊗	grate inlet
⊗	gas meter
⊗	gas line
⊗	utility pole anchor
⊗	irrigation valve
⊗	landscape or tree line
⊗	landscape electric box
⊗	landscape light
⊗	light pole
⊗	manhole
⊗	overhead utility lines
⊗	sanitary sewer manhole
⊗	storm drain manhole
⊗	telephone signal pole
⊗	utility clean out
⊗	utility vault
⊗	water valve
⊗	water meter
⊗	well
⊗	sign
⊗	power pole

PRESENCE OF UTILITIES WARNING:  
B11 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response. In which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON DECEMBER 07, 2022, AND SHOWS THE SIGNIFICANT VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.



REVISED 10/02/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084

**GSI GEOMATIC SOLUTIONS, INC.**  
PROFESSIONAL LAND SURVEYORS

©2022 Geomatic Solutions, Inc. All Rights Reserved  
3000 St. Julien, Suite 124-236, Fort Worth, Texas 76109  
Telephone: 817-487-8976, www.gsisurvey.com  
TSP#LS Firm No. 10184400, SHELBY@GSI-SURVEY.COM

Scale: 1"=60'  
Date: 10/02/2023 DWG: 20221102 SURVEY-001  
Checked: SJH Job#: 2023-1102

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.