

# LEGEND

- ⊙ BOLLARD
- ⊖ CABLE PEDESTAL
- ⊖ CLEAN OUT
- ⊖ DRAIN INLET
- ⊖ ELECTRIC BOX
- ⊖ ELECTRIC MAN HOLE
- ⊖ ELECTRIC VAULT
- ⊖ FENCE COLUMN
- ⊖ FIBER OPTIC MARKER
- ⊖ FIRE HYDRANT
- ⊖ FUEL PORT
- ⊖ GAS MAN HOLE
- ⊖ GAS METER
- ⊖ GAS VALVE
- ⊖ GRATE INLET
- ⊖ GREASE TRAP
- ⊖ GUY WIRE
- ⊖ IRRIGATION CONTROL VALVE
- ⊖ LIGHT POLE
- ⊖ MAIL BOX
- ⊖ MAN HOLE
- ⊖ MONITORING WELL
- ⊖ PIPELINE MARKER
- ⊖ POWER POLE
- ⊖ SEPTIC TANK
- ⊖ SANITARY SEWER MAN HOLE
- ⊖ SIGN
- ⊖ STORM DRAIN MAN HOLE
- ⊖ TELEPHONE MAN HOLE
- ⊖ TELEPHONE PEDESTAL
- ⊖ TELEPHONE VAULT
- ⊖ TRAFFIC SIGNAL BOX
- ⊖ TRAFFIC SIGNAL POLE
- ⊖ TRANSFORMER PAD
- ⊖ WATER METER
- ⊖ WATER VALVE
- ⊖ WATER VAULT
- ⊖ VAULT
- ⊖ IRF IRON ROD FOUND
- "X" FND. "X" FND.
- OHE OVERHEAD ELECTRIC LINE
- 1/2" CIRS 1/2" IRON ROD SET
- STAMPED "BLUESTAR SURVEYING"

## SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, October 26, 2021.

Roy Rodriguez  
Roy Rodriguez, R.P.L.S. No. 5596



### NOTE:

THE FOLLOWING EASEMENT DOES NOT AFFECT:  
VOLUME 2106, PAGE 368, VOLUME 2485, PAGE 295, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENT AND CAN NOT BE LOCATED, IS BLANKET IN NATURE:

VOLUME 262, PAGE 067, VOLUME 703, PAGE 320, VOLUME 854, PAGE 777, VOLUME 299, PAGE 332, VOLUME 325, PAGE 190, VOLUME 344, PAGE 104, VOLUME 361, PAGE 477, VOLUME 467, PAGE 586, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

# PROPERTY DESCRIPTION

BEING a 283.892 acre tract of land situated in the **M. A. MCNEILL SURVEY, ABSTRACT NO. 566, A. MC BRAYER SURVEY, ABSTRACT NO. 596, D. HUNTER SURVEY, ABSTRACT NO. 347, BBB & C RR CO. SURVEY, ABSTRACT NO. 108, AND THE J. BILLINGSLEY SURVEY ABSTRACT NO. 37** in Johnson County, Texas, being all of that certain tract of land described as Parcel 1 and Parcel 2, in a deed to Johnson County Land Trust, recorded in Instrument Number 2021-23198, of the Deed Records of Johnson County, Texas, and all of that certain tract of land described in a deed to Johnson County Land Trust, recorded in Instrument Number 2021-15698, of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the common corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and a called 32.676 acre tract of land described in a deed to Michael F. Russell and wife, Karen W. Russell, recorded in Volume 2065, Page 329 of the Deed Records of Johnson County Texas;

**THENCE** N 89°50'00" E, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said called 32.676 acre tract, a distance of 2411.12 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the northeast corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and being in the west right-of-way line of County Road 801C, from which a 1/2 inch iron rod found for the southeast corner of said called 32.676 acre tract bears N 89°50'00" E, a distance of 22.87 feet;

**THENCE** S 00°18'37" E, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and the west right-of-way line of said County Road 801C, a distance of 1196.31 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the southeast corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and being in the south right-of-way line of County Road No. 700;

**THENCE** N 89°53'23" W, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and the south right-of-way line of said County Road No. 700, and along the north line of a called 21.230 acre tract of land described in a deed to Patrick M. Patterson and Janice M. Patterson, et ux, recorded in Volume 2182, Page 430 of the Deed Records of Johnson County Texas, a called 21.230 acre tract of land described in a deed to Rebecca Beckham, recorded in Volume 2865, Page 944 of the Deed Records of Johnson County Texas, a tract of land described in a deed to Chapman A.L. Anderson, recorded in Volume 276, Page 78 of the Deed Records of Johnson County Texas, and a tract of land described in a deed to Ramon Chavez and Juana Chavez, et ux, recorded in Volume 2293, Page 173 of the Deed Records of Johnson County Texas, a total distance of 3553.70 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said Chavez tract;

**THENCE** S 00°04'53" W, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said Chavez tract, a distance of 360.02 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and a tract of land described in a deed to Rebecca Holmes, Roger Holmes & David G. Holmes, recorded in Volume 818, Page 104, Deed Records, Johnson County, Texas;

**THENCE** N 88°05'32" W, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and Holmes tract, a distance of 455.13 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said Holmes tract, said point being in the east line of aid Parcel 2;

**THENCE** S 02°2'703" E, along the common line of said Parcel 2, and said Holmes tract, a distance of 1525.54 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Parcel 2, and said Holmes tract, and being in the north right-of-way line of U. S. Highway 67 (a variable width public right-of-way), said point being the beginning of a curve to the eight having a radius of 3582.04 feet, a delta angle of 04°33'12";

**THENCE** along the south line of said Parcel 2, and along the north right-of-way line of said U.S. Highway No. 67, and along the said curve to the right, an arc distance of 284.67 feet, a chord bearing and distance of, N 75°21'32" W, 284.59 feet to a Texas Department of Transportation right-of-way monument found for corner;

**THENCE** N 75°10'12" W, along the south line of said Parcel 2, and along the north right-of-way line of said U.S. Highway No. 67, a distance of 283.91 feet to a 5/8 inch iron rod with cap stamped "TRANSTEXAS SURVEYING" found for the common corner of said Parcel 2, and a less and except tract to Cleburne Economic Development Foundation Inc., recorded in Instrument Number 2021-23198, Deed Records, Johnson County, Texas;

**THENCE** N 02°28'13" W, along the common line of said Parcel 2, and said Less and Except tract, a distance of 1086.85 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Less and Except tract;

**THENCE** N 89°51'12" W, along the north line of said Less and Except tract, a distance of 59.77 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northwest corner of said Less and Except tract, and being in the east right-of-way line of Burlington Northern Santa Fe Rail Road;

**THENCE** N 02°26'55" W, along the common line of said Parcel 2, and said Burlington Northern Santa Fe Rail Road, a distance of 2354.53 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 2, and said Parcel 1;

**THENCE** N 02°26'30" W, along the common line of said Parcel 1, and said Burlington Northern Santa Fe Rail Road, a distance of 1996.80 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northwest corner of said Parcel 1;

**THENCE** S 89°25'11" E, along the north line of said Parcel 1, and along the centerline of said Burgess Road, more or less, a distance of 289.18 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and a tract of land described in a deed to Raymond D. Wilson and Mattie Lou Wilson, et ux, recorded in Volume 1936, Page 678, Deed Records, Johnson County, Texas;

**THENCE** S 02°46'47" E, along the common line of said Parcel 1, and said Wilson tract, a distance of 45.29 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and said Wilson tract;

**THENCE** S 87°13'13" W, along the common line of said Parcel 1, and said Wilson tract, a distance of 50.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and said Wilson tract;

**THENCE** S 02°46'47" E, along the common line of said Parcel 1, and said Wilson tract, a distance of 50.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and said Wilson tract;

**THENCE** N 87°13'13" E, along the common line of said Parcel 1, and said Wilson tract, passing a 1/2 inch iron rod with cap stamped "RECER FOX" found at a distance of 50.22 feet, and 0.55 feet left, and continuing a total distance of 70.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and said Wilson tract;

**THENCE** N 02°46'47" W, along the common line of said Parcel 1, and said Wilson tract, a distance of 94.24 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and said Wilson tract, and being in the centerline of said Burgess Road, more or less;

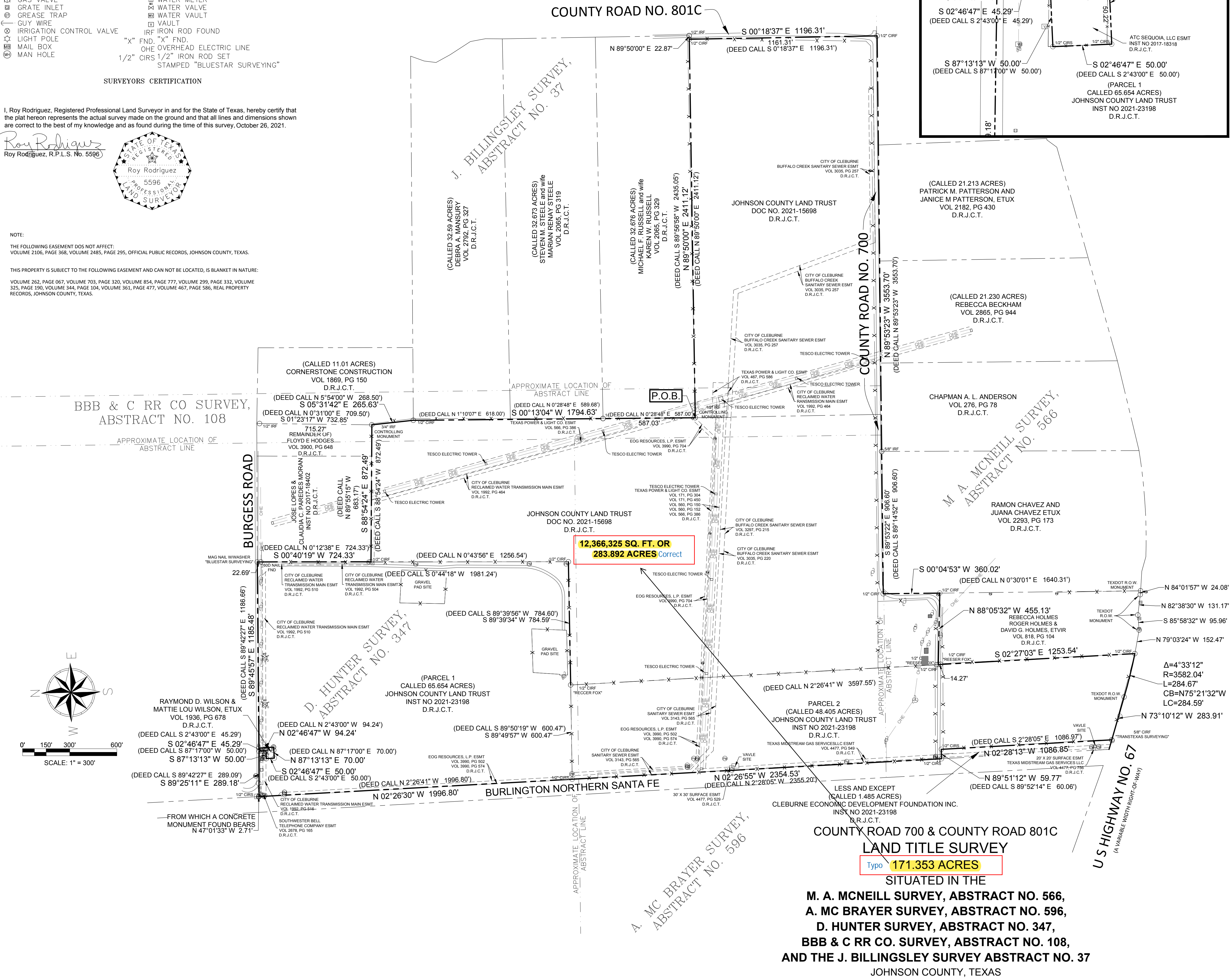
**THENCE** S 89°45'57" E, along the north line of said Parcel 1, and along the centerline of said Burgess Road, more or less, a distance of 1185.48 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Parcel 1, and a tract of land described in a deed to Jose Lopes and Claudia C. Paredes Moran, recorded in Instrument Number 2017-18402, Deed Records, Johnson County, Texas;

**THENCE** S 00°40'19" W, along the common line of said Parcel 1, and said Lopes tract, a distance of 724.33 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Parcel 1, said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said Lopes tract, said point also being the southwest corner of a called 11.36 acre tract of land described in a deed to Floyd E. Hodges, recorded in Volume 3900, Page 648, Deed Records, Johnson County, Texas;

**THENCE** S 88°54'24" E, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said Lopes tract, passing the southeast corner of said Lopes tract, along the south line of said Hodges tract, and continuing a total distance of 872.49 feet to a 3/4 inch iron rod found for corner, said point being the common corner of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and a called 11.01 acre tract of land described in a deed to Cornerstone Construction, recorded in Volume 1869, Page 150, Deed Records, Johnson County, Texas;

**THENCE** S 05°31'42" E, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said called 11.01 acre tract, a distance of 265.63 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for corner, said point being the common corner of said called 11.01 acre tract, and a called 32.59 acre tract of land described in a deed to Debra A. Mansury, recorded in Volume 2792, Page 327, Deed Records, Johnson County, Texas;

**THENCE** S 00°13'04" W, along the common line of said Johnson County Land Trust, recorded in Instrument Number 2021-15698, and said called 32.59 acre tract, passing the common corner of said called 32.59 acre tract, and a called 32.673 acre tract of land described in a deed to Steve M. Steele and wife, Marian Renay Steele, recorded in Volume 2065, Page 319, Deed Records, Johnson County, Texas, passing the common corner of said called 32.673 acre tract, and said called 32.676 acre tract, a total distance of 1794.63 feet to the **POINT OF BEGINNING** and containing 12,366,325 square feet or 283.892 acres of land more or less.



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PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED  
IN A RETRIEVABLE SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE  
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL  
SIGNATURE ARE NOT VALID.

NOTES: The basis of bearings for this survey is the Texas State Plane  
Coordinate System Grc. North Central Zone (4202), North American Datum  
1983(2011).  
(1) C.M. = Controlling monument.  
(2) Unless otherwise noted, subject property is affected by any and all notes,  
details, easements and other matters that are shown on or as part of the  
recorded plat and/or as part of the title commitment provided.

**BLUESTAR SURVEYING**

FIRM NUMBER 10147300

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JN 21-269 GF # 2103007-32 DATE: 10/26/21