

Tract 1
MARTI MICHELLE
Call 120.0 Ac.
V. 2430, P. 61

Third Tract
COKE MCRAE FARM LLC
Call 120.0 Ac.
CF# 2016-16857

TRACT 1
12.766 Acre
556095 Sq. Ft.

JACKSON COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 435

Remainder of
TALLEY INVESTMENT
PARTNERS LTD
Call 76.5 Ac.
CF# 2023-23456

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TALLEY INVESTMENT
PARTNERS LTD
Call 76.5 Ac.
CF# 2023-23456

Swan
Call 1.61 Ac.
CF# 2023-14025

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Call 1.61 Ac.
CF# 2023-14025

Cynthia L. Cox
Call 20.076 Ac.
CF# 2019-5695

John D. Johnson
Call 36.315 Ac.
Vol. 886 Pg. 74

BIG HORN 124, LLC
Call 22.92 Ac.
CF# 2021-40791

BIG HORN 124, LLC
Call 97.72 Ac.
CF# 2021-40937

LINE	BEARING	DISTANCE
L1	S 59°32'14" W	50.00'

Legend	
	Light Pole
	Power Pole
	Electric Box
	Overhead Electric
	Telecom
	Telecom Vault
	Buried Cable Marker
	Fence
	Mail Box
	Fire Hydrant
	Water Meter
	U/G Water Pipeline Mrkr.
	Sanitary Sewer Manhole
	Petrol. Well Head
	Petrol. Test Station
	U/G Petrol. Pipeline Mrkr.
	Sign Post
	Guy Wire



TEXAS
SURVEYING
INC.

ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

Tract 1 - Property Description

Being a 12.766 acre tract, situated in the JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 435, Johnson County, Texas, and being out of and a portion of that certain called 76.5 acre tract described in instrument to Talley Investment Partners, LTD, recorded under Clerk's File Number 2023-23456, of the Real Property Records, of Johnson County, Texas, (R.P.R.J.C.T.), said 12.766 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

BEGINNING at a 5/8" capped iron rod found in the westerly line of County Road 1122, for the southeast corner of that certain called 120.0 acre tract described as Tract 1 in instrument to Marti Michelle, recorded in Volume 2430, Page 61, R.P.R.J.C.T., being the northeast corner of said 76.5 acre tract and the herein described tract:

THENCE S 30°13'01" E, 664.61 feet, with the west line of said County Road 1122, the east line of said 76.5 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the easterly southeast corner of the herein described tract, from which a 1/2" iron rod with cap stamped "Texas Surveying, Inc." found for the southeast corner of said 76.5 acre tract bears S 30°13'01" E, 663.29 feet;

THENCE S 59°30'57" W, 729.69 feet, severing said 76.5 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an interior corner of the herein described tract:

THENCE S 31°27'07" E, 663.12 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of said 76.5 acre tract, the northerly line of Woodard Avenue, for the southerly southeast corner of the herein described tract:

THENCE S 59°32'14" W, 50.00 feet, with the northerly line of said Woodard Avenue, the south line of said 76.5 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the southwest corner of the herein described tract, from which a 1/2" iron rod with cap stamped "Texas Surveying, Inc." found for the southwest corner of said 76.5 acre tract bears S 59°32'14" W, 1640.94 feet:

THENCE N 31°27'07" W, 1327.79 feet, over and across said 76.5 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of said 120.0 acre tract, the north line of said 76.5 acre tract, for the northwest corner of the herein described tract, from which a 4" steel fence post found for the southwest corner of said 120.0 acre tract, being the northwest corner of said 76.5 acre tract bears S 59°30'57" W, 1640.92 feet;

THENCE N 59°30'57" E, 794.02 feet, with the south line of said 120.0 acre tract, the north line of said 76.5 acre tract, to the POINT OF BEGINNING, and containing 12.766 acres, more or less.

Notes)

1) With respect to the documents listed in Title Commitment No. 1020-384438-RTT the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s): Cause # 203-74, (shown), District Court Records, Johnson County, Tx: Vol. 385, Pg. 435 (blanket); Vol. 3860, Pg. 974 (shown); Vol. 4120, Pg. 737 (shown); Vol. 4120, Pg. 741 (shown); Vol. 4120, Pg. 743 (shown); Vol. 4332, Pg. 653; CF#'s 2022-24042; & 2022-24043, R.P.R.J.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 3860, Pg. 928; Vol. 4225, Pg. 753; CF#'s 2022-24044 & 2022-24045, R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
According to the F.I.R.M. Community Panel 4825IC0275K, dated April 05, 2019, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

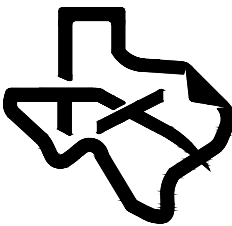
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.R.S. - 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying".

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.


Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com - 817-441-5263(LAND)
ANO5756 - June 25, 2023
ANO5756-TRACTS-TRACT 1 - August 30, 2023



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