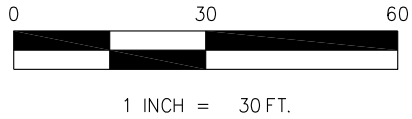


**LEGEND / ABBREVIATIONS**

- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LINE
- ASPHALT
- X — WIRE FENCE
- OHE — OVERHEAD ELEC LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- ⊗ FENCE CORNER POST
- ⊗ POWER POLE
- ⊗ SANITARY MANHOLE
- ⊗ WATER MANHOLE
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE HYDRANT
- ⊗ SIGN
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS

**GRAPHIC SCALE**



LOT 1, BLOCK 1  
FIRST BAPTIST CHURCH JOSHUA ADDITION  
VOLUME 10, PAGE 224 E  
P.R.J.C.T.

(N35°46'00"E 220.00')  
**N35°11'34"E 220.03'**

H.G. CATLETT SURVEY  
A-179

**0.67 ACRES**

RAMONA ALEXANDER  
(0.67 ACRES)  
BOOK 1229, PG 473  
R.P.R.J.C.T.

20' RIGHT-OF-WAY  
JOHNSON COUNTY SPECIAL UTILITY DISTRICT  
VOLUME 3969, PAGE 556  
O.P.R.J.C.T.

(S35°34'00"W 220.00')  
**S34°59'42"W 220.00'**

EDGE OF ASPHALT

STATE HIGHWAY NO. 174  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
VOLUME 369, PAGE 406  
D.R.J.C.T.

MARK ROBERTS AND WIFE, CANDY ROBERTS  
(0.79 ACRES)  
BOOK 2339, PG 943  
R.P.R.J.C.T.

1/2" IRON ROD FOUND IN THE EAST  
RIGHT-OF-WAY LINE OF S.H. 174  
BEARS, N35°00'12"E 816.66' AND  
S55°09'29"E 179.22'

GATE

24" CMP  
CONCRETE  
DRIVE

3" STEEL  
POST

**N54°15'18"W 132.55'**  
(N53°41'00"W 133.00')

"X" CUT FOUND AT  
SW CORNER OF LOT 1, BLOCK 1  
FIRST BAPTIST CHURCH JOSHUA ADDITION  
S35°03'02"W 1147.20'

1/2" IRON ROD FOUND AT  
POINT OF CURVATURE IN WEST LINE OF LOT 1, BLOCK 1  
FIRST BAPTIST CHURCH JOSHUA ADDITION, SAID POINT  
BEING THE NORTHEAST CORNER OF 5.485 ACRE TRACT TO  
RAVEN REALTY III LLC IN BOOK 4262, PAGE 908, D.R.J.C.T.  
S35°03'02"W 1147.20'

CERTIFICATION: Ramona Alexander, Land Mule, LLC,  
Lender, First American Title Guaranty Company

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on September 2, 2020, that this plat correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

*Robert Glen Maloy*  
09/04/2020  
Robert Glen Maloy Texas R.P.L.S. No. 6028



**LAND TITLE SURVEY OF A 0.67 ACRE TRACT OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AS CONVEYED TO ROMONA ALEXANDER BY DEED OF RECORD IN BOOK 1229, PAGE 473 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS.**



6410 SOUTHWEST BLVD. STE. 127  
FORT WORTH, TX 76109  
(817)554-1805  
www.landpoint.net  
TBPLS REG. NO. 10194220

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed with the benefit of title commitment and may not show all easements and encumbrances of record.
2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
5. Flood Statement: This site is situated in Non-shaded Zone "X" in The City of Burleson, Johnson County, Texas according to FEMA map number 48251C0065J, dated September 27, 1991, as revised on December 4, 2012. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

Schedule B notes:

10. The following matters and all terms of the documents creating or offering evidence of the matters:
  - b. The subject property is affected by all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule "B" or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
  - c. The subject property is affected by Rights of parties in possession. (Owners Policy Only)
  - d. The subject property is affected by Rights of tenants in possession, as tenants only, under any unrecorded leases or rental agreements.
  - e. The subject property is affected by an Right of Way deed conveyed to the State of Texas Recorded: June 13, 1949 in Volume 368, Page 406, of the Deed records, of Johnson County, Texas. Purpose: Highway 174
  - f. The subject property is affected by an easement conveyed to Bruce R. Gordon and Carla F. Gordon by deed conveyed October 1, 1981 in Volume 879, Page 197, of the Deed Records, Johnson County, Texas.
  - g. The subject property may or may not be affected by an 6'x6' easement recorded October 1, 1981 in Volume 879, Page 202, of the Deed Records, Johnson County, Texas.
  - h. The subject property is affected to a Right of Way Easement conveyed to Johnson County Special Utility District recorded in December 8, 2006 in Volume 3969, Page 556, of the Official Public records, of Johnson County, Texas and is shown hereon.
  - i. The subject property is affected by a Memorandum of Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein recorded July 18, 2008 in Volume 4403, Page 488, of the Official Public Records, Johnson County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
  - j. The subject property is affected by a Declaration of Pooled Unit First Baptist Church Unit, dated September 22, 2008, recorded October 9, 2008 in Volume 4464, Page 233 and amended by First Amendment to Declaration of Pooled Unit First Baptist Church Unit recorded March

METES AND BOUNDS DESCRIPTION:

BEING 0.67 OF AN ACRE TRACT OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AS CONVEYED TO ROMONA ALEXANDER BY DEED OF RECORD IN BOOK 1229, PAGE 473 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the southeast corner of said 0.67 acre tract, same being the northeast corner of Lot 1, Block 1, First Baptist Church Joshua Addition, a subdivision of record in Volume 10, Page 224 of the Plat Records of Johnson County, Texas, and being in the west right-of-way line of State Highway No. 174 (Variable width right-of-way) as conveyed to the State of Texas by deed of record in Volume 368, Page 406 of the Deed Records of Johnson County, Texas, from which a "X" cut in concrete found near the southwest corner of said Lot 1, block 1, First Baptist Church Joshua Addition, bears S 35°03'02" W a distance of 1147.20 feet;

THENCE N 54°15'18"W (record - N 53°41'00" W), along with the south line of the 0.67 acre tract, same being the north line of Lot 1, Block 1, a distance of 132.55 feet (record - 133.00 FEET) to a found 3" Steel fence corner post at the southwest corner of the 0.67 acre tract, same being an angle point in the north line of Lot 1, Block 1;

THENCE N 35°11'34" E (record - N 35°46'00" E), along the west line of the 0.67 acre tract, same being the north line of Lot 1, Block 1, a distance of 220.03 feet (record - 220.00 feet) to a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the northwest corner of the 0.67 acre tract, same being the southwest corner of a 0.79 acre tract of land conveyed to Mark Roberts and wife, Candy Roberts by deed of record in Volume 2339, Page 943 of the Real Property Records of Johnson County, Texas;

THENCE S 54°14'18" E (record - S 53°40'00" E), along the north line of the 0.67 acre tract, same being the south line of said 0.79 acre tract a distance of 131.79 feet to a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the northeast corner of the 0.67 acre tract, same being the southeast corner of the 0.79 acre tract and being in the west right-of-way line of S.H. 174, from which a 1/2" iron rod found in the east right-of-way line of S.H. 174 bears, N 35°00'12" E a distance of 816.66 feet and S 55°09'29" E a distance of 179.22 feet;

THENCE S 34°59'42" W (record - S 35°34'00" W), along the east line of the 0.67 acre tract, same being the west right-of-way line of S.H. 174 a distance of 220.00 feet (record - 220.00 FEET) to the POINT OF BEGINNING and containing 0.67 of an acre of land more or less.

The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone.

Scale Factor from Grid to Ground: 1.000081826695

LAND TITLE SURVEY OF A 0.67 ACRE TRACT OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AS CONVEYED TO ROMONA ALEXANDER BY DEED OF RECORD IN BOOK 1229, PAGE 473 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS.



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