NORTH 02° 42' 18" WEST, TO AND WITH THE SOUTHEASTERLY PROPERTY DESCRIPTION: LINE OF A CALLED 0.24 ACRE TRACT AS DESCRIBED IN SAID ORIGINAL DOCUMENT SIZE: 24" X 36" BEING A TRACT OF LAND SITUATED IN THE CHRISTOPHER CHANEY DEED RECORDED IN INSTRUMENT NO. 2018-6710, O.P.R.J.C.T., SURVEY ABSTRACT NO. 124, JOHNSON COUNTY, TEXAS AND BEING IN ALL A TOTAL DISTANCE OF 83.53 FEET; ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES A PART OF A CALLED 34.999 ACRE TRACT OF LAND (CALLED TRACT CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE THENCE WITH THE COMMON LINE BETWEEN SAID 25.025 ACRE I), AND BEING ALL OF A CALLED 25.025 ACRE TRACT OF LAND PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY (CALLED TRACT II), BOTH AS DESCRIBED IN A DEED RECORDED IN TRACT AND SAID 0.24 ACRE TRACT AS FOLLOWS: KHALED KHADER VEN-KEN, INC. FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED INSTRUMENT NO. 2013-10421, OFFICIAL PUBLIC RECORDS OF AND WARDA ABADI (NO CALLED ACREAGE) ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE NORTH 29° 08' 02" WEST, A DISTANCE OF 100.95 FEET; TRACT A INST. NO. 2013-019173, VERTICAL DATUM. PARTICULARLY DESCRIBED AS FOLLOWS: KHALED KHADER CALLED 0.24 ACRES O.P.R.J.C.T. NORTH 00° 33' 46" EAST, A DISTANCE OF 12.83 FEET; AND WARDA ABADI INST. NO. 2018-6710, UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST TRACT B EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. O.P.R.J.C.T. CORNER OF SAID 34.999 ACRE TRACT, AND BEING THE SOUTHWEST NORTH 51° 11' 18" EAST, A DISTANCE OF 14.79 FEET; CALLED 0.74 ACRES THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND CORNER OF A CALLED 15.906 ACRE TRACT OF LAND AS DESCRIBED INST. NO. 2018-6710, UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, IN A DEED RECORDED IN VOLUME 2023, PAGE 21, DEED RECORDS NORTH 60° 30' 14" EAST, A DISTANCE OF 11.83 FEET; O.P.R.J.C.T. _ - - - 1/2" CIRF EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER OF JOHNSON COUNTY TEXAS (D.R.J.C.T.), ALSO LOCATED IN THE "DUMAS SURVEYING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN NORTHWESTERLY LINE OF A RAILROAD RIGHT-OF-WAY; NORTH 68° 14' 03" EAST, A DISTANCE OF 73.77 FEET; HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND THENCE SOUTH 60° 14' 42" WEST, WITH THE SOUTHEAST LINE OF NORTH 50° 04' 18" WEST, A DISTANCE OF 119.88 FEET TO A 1/2" SAID 34.999 ACRE TRACT, AND WITH THE NORTHWESTERLY IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY, A OF EAST HENDERSON STREET FOR THE NORTHERNMOST 1/2" CIRF-ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES DISTANCE OF 1021.71 FEET TO A 5/8" IRON ROD FOUND FOR THE CORNER OF SAID 0.24 ACRE TRACT AND A CORNER OF SAID "DUMAS SURVEYING" ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL 20.025 ACRE TRACT; SOUTHWEST CORNER OF SAID 34.999 ACRE TRACT, AND BEING THE KENNETH POOL ADDITION APPRAISAL DISTRICT, ONLINE INFORMATION. SOUTHEAST CORNER OF SAID 25.025 ACRE TRACT; BLOCK 1 THENCE NORTH 39° 55' 42" EAST, WITH A NORTHWESTERLY LINE OF ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0305J VOL. 10, PAGE 554, SLIDE E, THENCE SOUTH 60° 17' 00" WEST, WITH THE SOUTHEAST LINE OF SAID 20.025 ACRE TRACT AND THE SOUTHEASTERLY RIGHT-OF-WAY REVISED DECEMBER 4, 2012. PORTIONS OF THE SUBJECT SAID 25.025 ACRE TRACT THE NORTHEAST RIGHT-OF-WAY LINE OF P.R.J.C.T. LINE OF SAID EAST HENDERSON STREET, A DISTANCE OF 226.07 PROPERTY APPEAR TO LIE IN ZONE "A" AND ZONE "AE". RAILROAD RIGHT-OF-WAY, A DISTANCE OF 2732.50 FEET TO A 3/8" FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 25.025 "TOPOGRAPHIC" FOR A NORTHERLY CORNER OF SAID 20.025 ACRE "TRANS TEXAS" THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP ACRE TRACT, LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS ORAN AVENUE; -5/8" IRF SURVEYOR IS UNAWARE OF. N59°14'33"E 500.64' THENCE NORTH 28° 49' 52" WEST, WITH THE SOUTHERNMOST WEST VEN-KEN, INC. THENCE WITH A NORTHERLY LINE OF SAID 20.025 ACRE TRACT AS **EXISTING** LINE OF SAID 25.025 ACRE TRACT, AND WITH THE EASTERLY CALLED 1.70 ACRES FOLLOWS: STRUCTURE RIGHT-OF-WAY LINE OF SAID ORAN AVENUE, A DISTANCE OF 49.66 INST. NO. 2013-017768, FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED SOUTH 18° 32' 54" EAST, A DISTANCE OF 180.79 FEET TO A 1/2" O.P.R.J.C.T. "TOPOGRAPHIC" FOR THE WESTERNMOST NORTHWEST CORNER IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR AN OF SAID 25.025 ACRE TRACT, LOCATED IN THE SOUTHEAST INSIDE ELL CORNER; RIGHT-OF-WAY LINE OF RAILROAD STREET; NORTH 76° 56' 16" EAST, A DISTANCE OF 38.97 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR A THENCE NORTH 60° 18' 05" EAST WITH THE COMMON LINE BETWEEN SAID 25.025 ACRE TRACT AND SAID RAILROAD STREET, TO AND WITH THE SOUTHEASTERLY LINE OF A CALLED 5.18 ACRE SOUTH 17° 58' 48" EAST, A DISTANCE OF 49.96 FEET TO A 1/2" TRACT AS DESCRIBED IN A DEED IN INSTRUMENT NO. 2020-35602, IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR AN O.P.R.J.C.T., CONTINUING A TOTAL DISTANCE OF 1761.59 FEET TO A INSIDE ELL CORNER; 1/2" IRON ROD FOUND WITH A CAP STAMPED "BARNEY BALLARD" FOR AN INSIDE ELL CORNER OF SAID 25.025 ACRE TRACT, ALSO NORTH 74° 53' 18" EAST, A DISTANCE OF 176.08 FEET TO THE -APPROXIMATE-BEING THE SOUTHEAST CORNER OF SAID 5.13 ACRE TRACT; EASTERNMOST NORTHEAST CORNER OF SAID 20.025 ACRE FLOODWAY AREA TRACT, ALSO LOCATED IN THE WESTERLY LINE OF SAID 34.999 POND ZONE AE THENCE NORTH 29° 47' 14" WEST, WITH THE COMMON LINE (SEE NOTE NO. 5) BETWEEN SAID 25.025 ACRE TRACT AND SAID 5.13 ACRE TRACT, TO THENCE NORTH 29° 43' 29" WEST, WITH THE WESTERLY LINE OF AND WITH THE NORTHEASTERLY LINE OF A CALLED 7.174 ACRE LOVELL L. HARDY TRACT AS DESCRIBED IN VOLUME 4457, PAGE 642, O.P.R.J.C.T., A SAID 34.999 ACRE TRACT, TO AND WITH THE EASTERLY LINE OF A CALLED 7.174 ACRES TRACT OF LAND AS CONVEYED TO VEN-KEN, INC. AND DESCRIBED TOTAL DISTANCE OF 748.39 FEET TO A 5/8" IRON ROD FOUND FOR VOLUME 4457, PAGE 642, A NORTHWEST CORNER OF SAID 25.025 ACRE TRACT, ALSO BEING IN A DEED RECORDED IN INSTRUMENT NO. 2013-019173, O. O.P.R.J.C.T. THE SOUTHWEST CORNER OF A CALLED 1.0 ACRE TRACT AS P.R.J.C.T., A DISTANCE OF 134.98 FEET TO A 1/2" IRON ROD FOUND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-6902, WITH A CAP STAMPED "DUMAS", FOR THE SOUTHERNMOST CORNER OF LOT 1, BLOCK 1 OF THE KENNETH POOL ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 10, PAGE 554, SLIDE E, THENCE NORTH 60° 09' 51" EAST, WITH THE COMMON LINE PLAT RECORDS OF JOHNSON COUNTY TEXAS (P.R.J.C.T.); BETWEEN SAID 25.025 ACRE TRACT AND SAID 1.0 ACRE TRACT, A DISTANCE OF 140.27 FEET TO A 5/8" IRON ROD FOUND FOR A THENCE WITH THE SOUTHERLY LINE OF SAID BLOCK 1 AS FOLLOWS: **52.462 ACRES** CORNER OF SAID 25.025 ACRE TRACT AND THE SOUTHEAST NORTH 35° 41' 47" EAST, A DISTANCE OF 212.97 FEET TO A 1/2" CORNER OF SAID 1.00 ACRE TRACT; IRON ROD FOUND FOR A CORNER; INST. NO. 2012-8282 O.P.R.J.C.T THENCE NORTH 29° 45' 33" WEST, CONTINUING WITH THE NORTH 64° 56' 33" EAST, A DISTANCE OF 167.29 FEET TO A 1/2" COMMON LINE BETWEEN SAID 25.025 ACRE TRACT AND SAID 1.0 IRON ROD FOUND WITH A CAP STAMPED "DUMAS" FOR A APPROXIMATE ACRE TRACT, A DISTANCE OF 74.57 FEET TO THE CENTERLINE OF ZONE AE LOCKETTE BRANCH FOR A CORNER OF SAID 25.025 ACRE TRACT, -APPROXIMATE-(SEE NOTE NO. 5) SOUTH 60° 53' 43" EAST, PASSING AT A DISTANCE OF 151.06 ALSO BEING THE WESTERNMOST SOUTHWEST CORNER OF A ZONE AE FEET A 5/8" IRON ROD WITH A CAP STAMPED "TEXAS TRANS" CALLED 1.70 ACRE TRACT AS DESCRIBED IN A DEED IN INSTRUMENT (SEE NOTE NO. 5) NO. 2013-017768, O.P.R.J.C.T., FROM WHICH A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 3, SAID BLOCK 1, ULRICH PROPERTIES, LLC FOUND AT THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT INST. NO. 2012-8282 IN ALL A TOTAL DISTANCE OF 269.21 FEET TO A 1/2" IRON ROD TRACT II BEARS NORTH 29° 45' 33" WEST, A DISTANCE OF 259.37 FEET FOR FOUND FOR A CORNER; -CALLED 25.025 ACRES NORTH 59° 14' 33" EAST, AT 498.49 FEET PASSING A 5/8" IRON INSTRUMENT NO. 2013-10421 ROD FOUND FOR REFERENCE, IN ALL A TOTAL DISTANCE OF THENCE WITH THE COMMON LINE BETWEEN SAID 25.025 ACRE O.P.R.J.C.T. 500.64 FEET TO THE EASTERNMOST CORNER OF SAID BLOCK 1, TRACT AND SAID 1.70 ACRE TRACT, AND THE CENTERLINE OF SAID LOCKETTE BRANCH GENERALLY AS FOLLOWS: IN THE EASTERLY LINE OF SAID 34.999 ACRE TRACT, ALSO LOCATED IN THE WESTERLY LINE OF SAID 15.906 ACRE NORTH 24° 41' 10" EAST, A DISTANCE OF 66.69 FEET TO A 1/2" IRON ROD FOUND A CORNER; THENCE SOUTH 30° 51' 10" EAST, WITH THE COMMON LINE OF SAID 34.999 ACRE TRACT SAID 15.906 ACRE TRACT, A DISTANCE OF NORTH 79° 01' 16" EAST, A DISTANCE OF 102.62 FEET; ULRICH PROPERTIES, LLC 1087.42 FEET TO THE PLACE OF BEGINNING CONTAINING 52.462 TRACT I ACRES OF LAND. NORTH 54° 31' 30" EAST, A DISTANCE OF 96.82 FEET; -CALLED 34.999 ACRES-INSTRUMENT NO. 2013-10421 NORTH 05° 50' 42" EAST, A DISTANCE OF 72.91 FEET TO THE O.P.R.J.C.T. EASTERNMOST SOUTHEAST CORNER OF SAID 1.70 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 0.74 ACRE STRUCTURE TRACT AS DESCRIBED IN A DEED IN INSTRUMENT NO. 2018-6710, O.P.R.J.C.T.; THENCE WITH THE COMMON LINE BETWEEN SAID 25.025 ACRE TRACT AND SAID 0.74 ACRE TRACT, AND WITH THE CENTERLINE OF CALLED 5.13 ACRES SAID LOCKETTE BRANCH, GENERALLY AS FOLLOWS: TRACT IV INST. NO. 2020-35602, NORTH 05° 47' 27" EAST, A DISTANCE OF 31.98 FEET; O.P.R.J.C.T. -50' A.E. 1/2" CIRF-NORTH 19° 30' 42" EAST, A DISTANCE OF 58.41 FEET; VOL. 925, PG. 20, "BARNEY BALLARD" D.R.J.C.T -PROPOSED 10' E.E. 0' PIPELINE EASEMENT-S60°14'42"W 1021.71' VOL. 4243, PG. 136, BURLINGTON NORTHERN SANTA FE RAILROAD D.R.J.C.T P.O.B. LINE TABLE LINE TABLE M. BOOTH'S ADDITION NO. BEARING LENGTH NO. BEARING LENGTH VOLUME 93, PAGE 641, CALLED 5.13 ACRES **L1** N28°49'52"W 49.66' **L14** N60°30'14"E BLOCK 17 D.R.J.C.T. TRACT IV **L2** | N60°09'51"E | 140.27' | **L15** | N68°14'03"E INST. NO. 2020-35602, 20 32 O.P.R.J.C.T. **L3** N29°45'33"W 74.57' **L16** N50°04'18"W —50′ A.E. 1/2" CIRF-**CERTIFICATION: L4** | N24°41'10"E | 66.69' VOL. 925, PG. 20, **L17** N39°55'42"E "BARNEY BALLARD" RAILROAD STREET N60°18'05"E 1761.59' **L5** N79°01'16"E 102.62' **L18** S18°32'54"E THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS **L6** N54°31'30"E 96.82' **L19** N76°56'16"E 38.97' CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER **L7** N05°50'42"E 72.91' **L20** S17°58'48"E MY SUPERVISION ON JULY 01, 2022. O' PIPELINE EASEMENT— S60°17'00"W 2732.50 **L8** | N05°47'27"E | 31.98' | **L21** | N74°53'18"E | 176.08' VOL 4243, PG 136 BURLINGTON NORTHERN SANTA FE RAILROAD **L9** N19°30'42"E | 58.41' | **L22** | N29°43'29"W | 134.98' **L10** N02°42'18"W 83.53' **L23** N35°41'47"E 212.97' **L11** N29°08'02"W | 100.95' | **L24** N64°56'33"E | 167.29' **L12** N00°33'46"E | 12.83' | **L25** | \$60°53'43"E | 269.21' **L13** N51°11'18"E 14.79' **ABBREVIATIONS REVISION LEGEND BOUNDARY SURVEY** SUBJECT PROPERTY LINE DESCRIPTION DATE ■ IRON ROD FOUND (IRF) (AS NOTED) FIRE HYDRANT COVERED AREA **52.462 ACRES** O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS —— – – ADJOINER LINE OWNER: ● 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" CONCRETE D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS EASEMENT C. CHANEY SURVEY, ABSTRACT NO. 124 **®** IRRIGATION CONTROL VALVE P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS MAIL BOX ULRICH PROPERTIES, LLC OVERHEAD ELECTRIC (S) SANITARY SEWER MANHOLE (XXXX) = DEED CALLSAN ADDITION TO THE CITY OF CLEBURNE ASPHALT PAVEMENT SANITARY SEWER CLEAN OUT FLAG POLE P.O.B. = PLACE OF BEGINNING — — EDGE OF GRAVEL JOHNSON COUNTY, TEXAS ST SEPTIC TANK ─ SIGN S.S.E. = SANITARY SEWER EASEMENT BARBED WIRE FENCE Ø UTILITY POLE E.E. = ELECTRIC EASEMENT → IRON FENCE ↓ GUY WIRE A.E. = ACCESS EASEMENT CHAIN LINK FENCE E ELECTRIC BOX FILE: BO ULRICH ONCOR 20220714 REVISIO TOPOGRAPHIC TOP OF BANK **E** ELECTRIC METER ▲ ELECTRIC MARKER GAS BURIED GAS DRAFT: BWM CHECK: SED TELEPHONE VAULT TV TELEPHONE PEDESTAL SHEET: 1 OF 1 DATE: 7/14/2022

S:ISURVEY/ULRICH PROPERTIES/ULRICH PROPERTY/FINAL PRODUCTS/BO ULRICH ONCOR 20220714.DWG 7/14/2022 10:38:28 AM bmcgui.