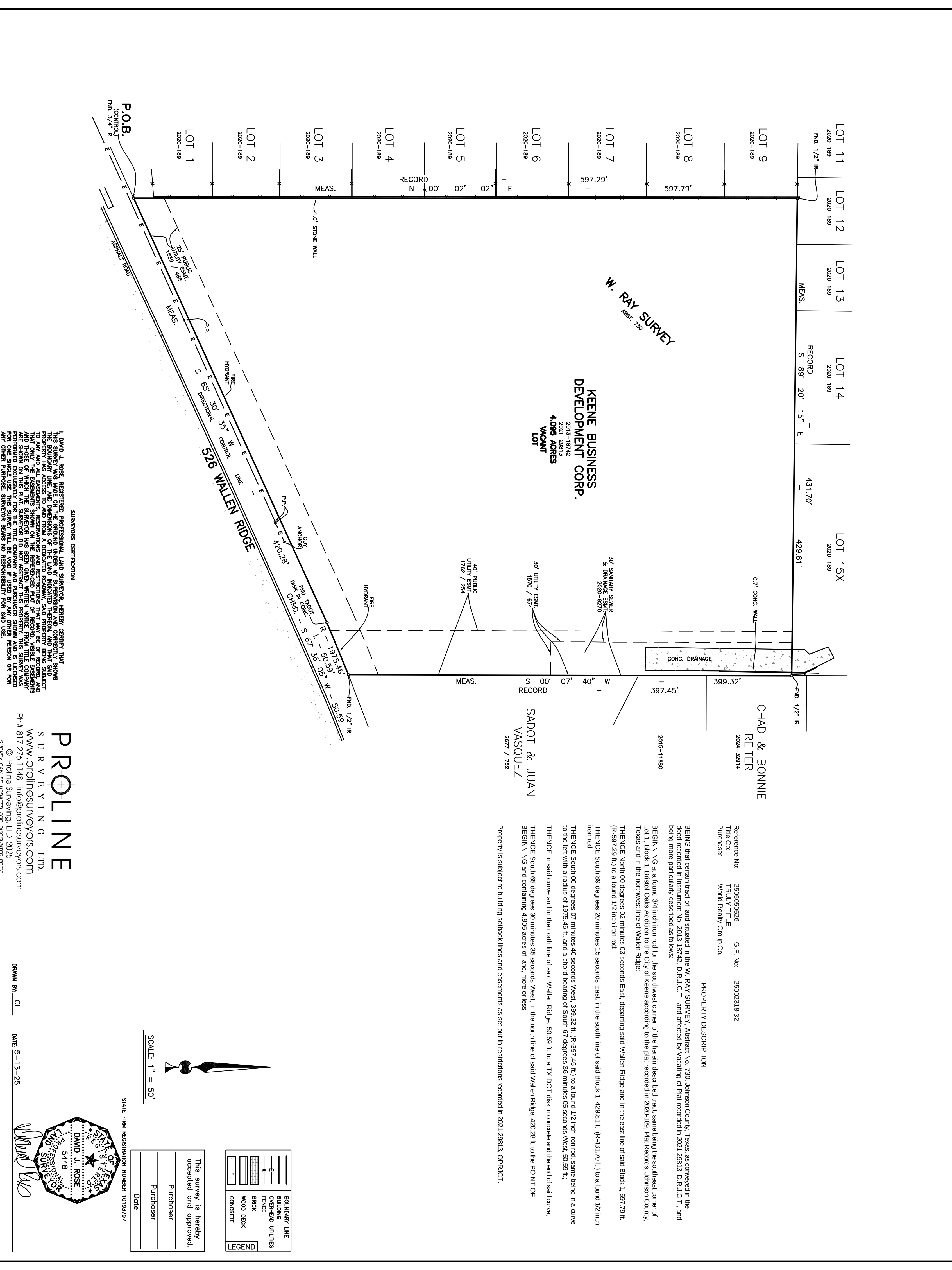




Reference No: 2505050526 G.F. No: 25002318-32
Title Co: TRULY TITLE
Purchaser: World Realty Group Co.

PROPERTY DESCRIPTION

BEING that certain tract of land situated in the W. RAY SURVEY, Abstract No. 730, Johnson County, Texas, as conveyed in the deed recorded in instrument No. 2013-18742, D.R.J.C.T., and affected by Vacating of Plat recorded in 2021-29813, D.R.J.C.T., and being more particularly described as follows:

BEGINNING at a found 3/4 inch iron rod for the southwest corner of the herein described tract, same being the southeast corner of Lot 1, Block 1, Bristol Oaks Addition to the City of Keene according to the plat recorded in 2020-189, Plat Records, Johnson County, Texas and in the northwest line of Wallen Ridge;

THENCE North 00 degrees 02 minutes 03 seconds East, departing said Wallen Ridge and in the east line of said Block 1, 597.79 ft. (R-597.29 ft.) to a found 1/2 inch iron rod;

THENCE South 89 degrees 20 minutes 15 seconds East, in the south line of said Block 1, 429.81 ft. (R-431.70 ft.) to a found 1/2 inch iron rod;

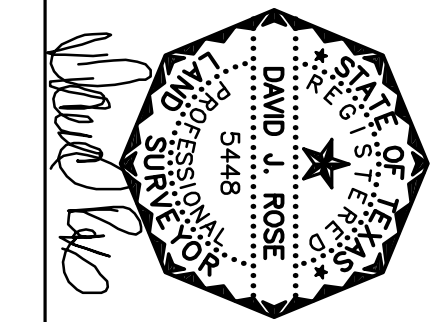
THENCE South 00 degrees 07 minutes 40 seconds West, 399.32 ft. (R-397.45 ft.) to a found 1/2 inch iron rod, same being in a curve to the left with a radius of 1975.46 ft. and a chord bearing of South 67 degrees 36 minutes 05 seconds West, 50.59 ft.;

THENCE in said curve and in the north line of said Wallen Ridge, 50.59 ft. to a TX DOT disk in concrete and the end of said curve;

THENCE South 65 degrees 30 minutes 35 seconds West, in the north line of said Wallen Ridge, 420.28 ft. to the POINT OF BEGINNING and containing 4.905 acres of land, more or less.

Property is subject to building setback lines and easements as set out in restrictions recorded in 2021-29813, OPRJCT.

PROLINE SURVEYING, LTD.
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Ph# 817-276-1148 info@prolinesurveying.com
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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



This survey is hereby accepted and approved.

Purchaser _____

Date _____

BOUNDARY LINE	LEGEND
	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE