

PROPERTY DESCRIPTION

BEING a 2.001 acre tract of land situated in the ALFRED MCBRAYER SURVEY, ABSTRACT NUMBER 596, in the City of Cleburne, Johnson County, Texas, being that certain tract of land in a deed to Julie Dawn Kieschnick and Timothy David Vick, recorded in Document Number 2021-09084, Deed Records, Johnson County, Texas, being described in Volume 1602, Page 168, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

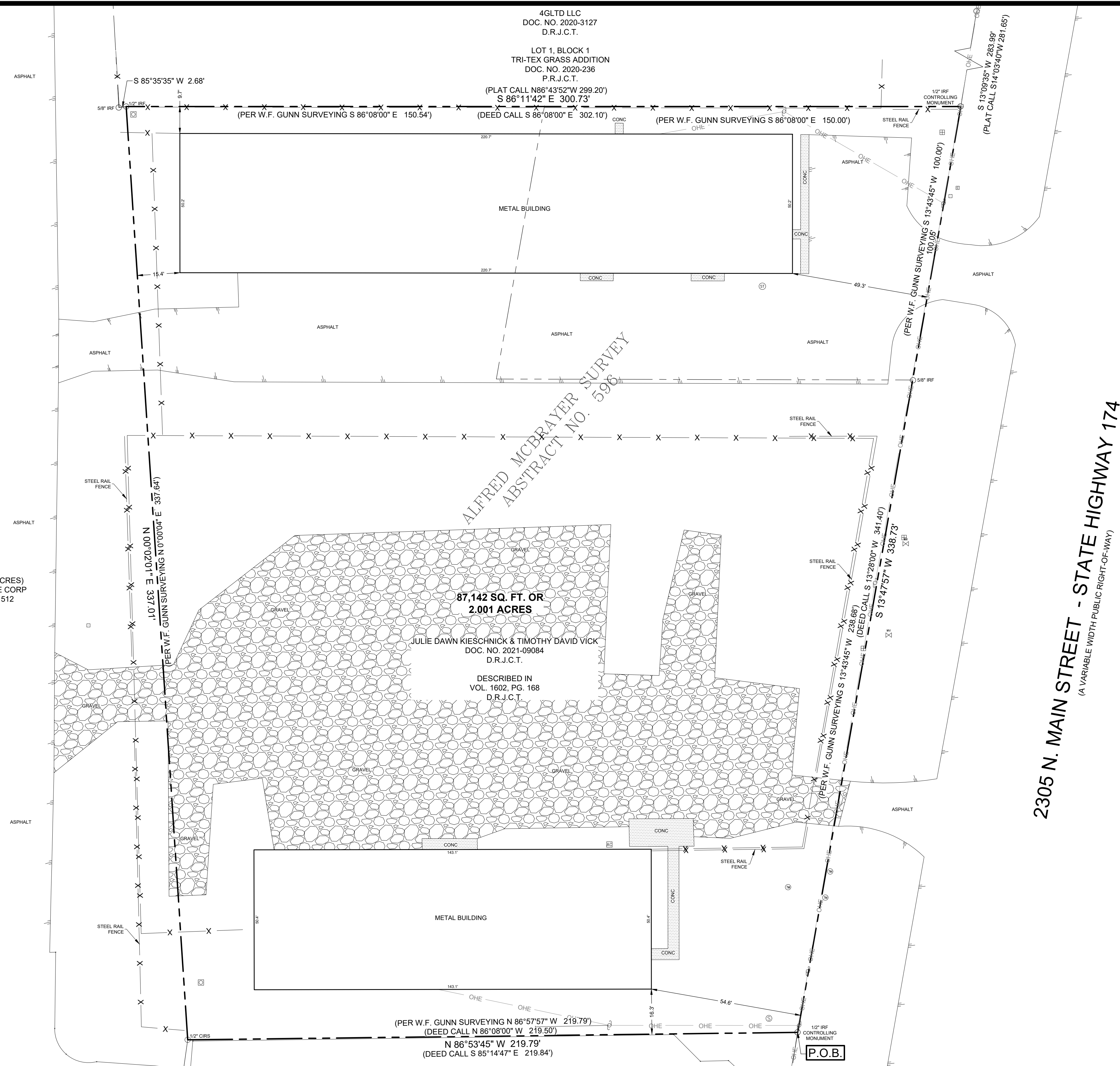
**BEGINNING** at a 1/2 inch iron rod found for the common corner of said Kieschnick tract, and Lot 1, Block 1, L & D Subdivision, an addition in the City of Cleburne, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 210, Plat Records, Johnson County, Texas, said point being in the west right-of-way line of N. Main Street State Highway 174 (a variable width public right-of-way);

**THENCE** N 86°53'45" W, along the common line of said Kieschnick tract, and said Lot 1, Block 1, a distance of 219.79 feet to a 1/2 inch iron rod found for the northwest corner of said Kieschnick tract, said point being in the south line of Lot 1, Block 1, TRI-TEX Grass Addition, an addition in the City of Cleburne, Johnson County, Texas, according to the plat thereof recorded in Document Number 2020-236, Plat Records, Johnson County, Texas;

**THENCE** N 00°02'01" E, along the common line of said Kieschnick tract, and said called 98.88 acre tract, a distance of 337.01 feet to a 1/2 inch iron rod found for the northwest corner of said Kieschnick tract, said point being in the south line of Lot 1, Block 1, TRI-TEX Grass Addition, an addition in the City of Cleburne, Johnson County, Texas, according to the plat thereof recorded in Document Number 2020-236, Plat Records, Johnson County, Texas;

**THENCE** S 86°11'42" E, along the common line of said Kieschnick tract, and said Lot 1, Block 1, TRI-TEX Grass Addition, a distance of 300.73 feet to the common corner of said Kieschnick tract, and said Lot 1, Block 1, TRI-TEX Grass Addition, said point being in the west right-of-way line of said N. Main Street;

**THENCE** S 13°47'57" W, along the east line of said Kieschnick, and along the west right-of-way line of said N Main Street, passing a 5/8 inch iron rod found online at a distance of 100.05 feet, and continuing a total distance of 338.73 feet to the **POINT OF BEGINNING** and containing 87,142 square feet or 2.001 acres of land, more or less.

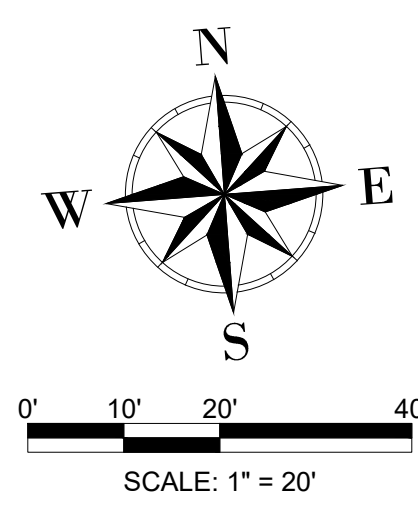


(CALLED 98.88 ACRES)  
JOHNS MANVILLE CORP  
VOL. 462, PG. 512  
D.R.J.C.T.

ALFRED MCBRAYER SURVEY  
ABSTRACT NO. 596

2305 N. MAIN STREET - STATE HIGHWAY 174  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

- 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
  - x- FENCE LINE
  - ⊙ WATER SPOCKET
  - ⊙ 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
  - ⊙ IRON ROD FOUND
  - "x" FND. "x" FND.
  - ⊠ OVERHEAD ELECTRIC LINE
  - 1/2" CIRS 1/2" IRON ROD SET
  - STAMPED "BLUESTAR SURVEYING"



SEAROCK ENT INC  
VOL. 2178, PG. 181  
D.R.J.C.T.

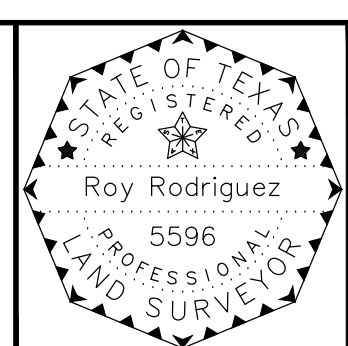
LOT 1, BLOCK 1  
L & D SUBDIVISION  
VOL. 8, PG. 210  
P.R.J.C.T.

NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.  
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.  
NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.  
THE ELEVATIONS SHOWN HEREON ARE BASED ON ALLTERRA CENTRAL VRS NETWORK, NAD83.

**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, March 11, 2024.

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



(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System GRS, North Central Zone (4202), North American Datum 1983(2002).  
(2) (CM) = Controlling monument.  
(3) 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.

2305 N. MAIN STREET

LAND TITLE SURVEY  
2.001 ACRES

SITUATED IN THE  
ALFRED MCBRAYER SURVEY, ABSTRACT NO. 596  
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

**BLUESTAR SURVEYING**  
FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. CLEBURNE, TEXAS 76033  
817-659-9206  
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JUN 24-118 GF# GF# DATE: 3/11/24