

LEGAL DESCRIPTION

BEING all of Lots 1, 2, 3, & 4, Block 21/548, and all of Lots 1 & 5 of Block 22/564, according to the Official Map of the City of Cleburne, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the North ROW line of West Wardville Street (a varying ROW) and the East ROW line of Shaw Street (a varying ROW) point also being the Southwest corner of Block 21/548, and being 10.00 feet from the center line of Shaw Street;

THENCE: N 30° 27' 20" W, 156.00 feet along the East ROW line of Shaw Street, being at all times parallel to and 10.00 feet from the center line of Shaw Street, to a point for corner;

THENCE: N 61° 10' 09" E, 8.00 feet to a point for corner, said point being 18.00 feet from the center line of Shaw Street;

THENCE: N 30° 27' 20" W, 198.00 feet, being at all times parallel to and 10.00 feet from the center line of Shaw Street, along the East ROW line of Shaw Street to a point for corner, said point being the Northwest corner of Lot 5 in Block 22/564 and the Southwest corner of Lot 4 of Block 22/564;

THENCE: N 61° 10' 09" E, 284.00 feet along the common lot lines of Lots 4 & 5, and Lots 1 & 2 in Block 22/564 to a point for corner in the West ROW line of Granbury Street (a varying ROW), being the Northeast corner of Lot 1 and the Southeast corner of Lot 2 of Block 22/564;

THENCE: S 30° 27' 20" E, 356.00 feet along the West ROW line of Granbury Street to a point for corner being the intersection of the West ROW line of Granbury Street and the North ROW line of West Wardville Street;

THENCE: S 61° 10' 09" W, 180.00 feet along the North ROW line of West Wardville Street to a point for corner;

THENCE: N 30° 27' 20" W, 2.00 feet to a point for corner;

THENCE: S 61° 10' 09" W, 112.00 feet along the North ROW line of West Wardville Street to the PLACE OF BEGINNING and containing 102,102.94 square feet or 2.3440 acres of land.

EXISTING PARCEL

LEGAL DESCRIPTION

BEING a part of that certain tract of land situated out of Block No. 333, according to the Official Map of Cleburne, Johnson County, Texas, lying along and Northerly from West Henderson Street (U.S. Highway 67) bound on the East by Granbury Street and on the North by West Wardville Street and on the West by Shaw Street and being two tracts of land consisting of Shiffrs and Burtons tracts, one tract conveyed to Donald Shiffr et ux Margie Shiffr by deed recorded in Volume 390 at Page 472, Deed Records, Johnson County, Texas, and one tract conveyed to V. F. Burton et ux Myrtle Burton filed in Volume 377 at Page 324, Deed Records, Johnson County, Texas, and further described by notes and bounds:

BEGINNING at the intersection of the present Northwest ROW line of West Henderson Street (U.S. Highway 67) with the present Southwest ROW line of Granbury Street, a-cross in concrete;

THENCE: S 76° 26' W, 144.60 feet with the Northwest ROW line of North Henderson Street to a point for curve to the Left having a Radius of 1946.08 and a Central Angle of 3° 06' 32";

THENCE: around said curve to the Left and with the Northwest ROW line of West Henderson Street a distance of 105.60 feet to an iron stake for corner being in the Northeast ROW line of Shaw Street;

THENCE: N 30° 26' 30" W, 258.00 feet with the Northeast ROW line of Shaw Street to an iron stake for corner being in the Southeast ROW line of West Wardville Street;

THENCE: N 63° 32' 40" E, 274.28 feet with the present Southeast ROW line of West Wardville Street to an iron stake for corner being in the present Southwest ROW line of Granbury Street;

THENCE: S 24° 16' E, 310.60 feet with the present Southwest ROW line of Granbury Street to the PLACE OF BEGINNING and containing 75,287.94 square feet or 1.682 acres of land.

REPLAT DESCRIPTION

BEING a tract of land being all of a tract of land deeded to MORGAN GUARANTY TRUST COMPANY of New York, recorded in Volume 511, Page 675, Deed Records, being part of City Block 16/533, and all of Lots 1, 2, 3, and 4, Block 21/548, and all of Lots 1 and 5 of Block 22/564, and all of a street known as Wardville, lying between Blocks 16/533 and 21/548, according to the Official Map of the City of Cleburne, Johnson County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the present Northwest ROW line of West Henderson Street (U.S. Highway 67) with the present Southwest ROW line of Granbury Street, a-cross in concrete;

THENCE: S 76° 26' W, 144.60 feet with the Northwest ROW line of North Henderson Street to a point for curve to the Left having a Radius of 1946.08 and a Central Angle of 3° 06' 32";

THENCE: around said curve to the Left and with the Northwest ROW line of West Henderson Street a distance of 105.60 feet to an iron stake for corner being in the Northeast ROW line of Shaw Street;

THENCE: N 30° 26' 30" W, 258.00 feet with the Northeast ROW line of Shaw Street to an iron stake for corner being in the Southeast ROW line of West Wardville Street;

THENCE: N 40° 40' 04" W, 39.44 feet crossing Wardville Street to a point for corner;

THENCE: N 30° 27' 20" W, 156.00 feet along the East ROW line of Shaw Street to a point for corner;

THENCE: N 61° 10' 09" E, 8.00 feet to a point for corner, said point being 18.00 feet from the center line of Shaw Street;

THENCE: N 30° 27' 20" W, 198.00 feet, being at all times parallel to and 10.00 feet from the center line of Shaw Street, along the East ROW line of Shaw Street to a point for corner, said point being the Northwest corner of Lot 5 in Block 22/564 and the Southwest corner of Lot 4 of Block 22/564;

THENCE: N 61° 10' 09" E, 284.00 feet along the common lot lines of Lots 4 & 5, and Lots 1 & 2 in Block 22/564 to a point for corner in the West ROW line of Granbury Street (a varying ROW), being the Northeast corner of Lot 1 and the Southeast corner of Lot 2 of Block 22/564;

THENCE: S 30° 27' 20" E, 356.00 feet along the West ROW line of Granbury Street to a point for corner being the intersection of the West ROW line of Granbury Street and the North ROW line of West Wardville Street;

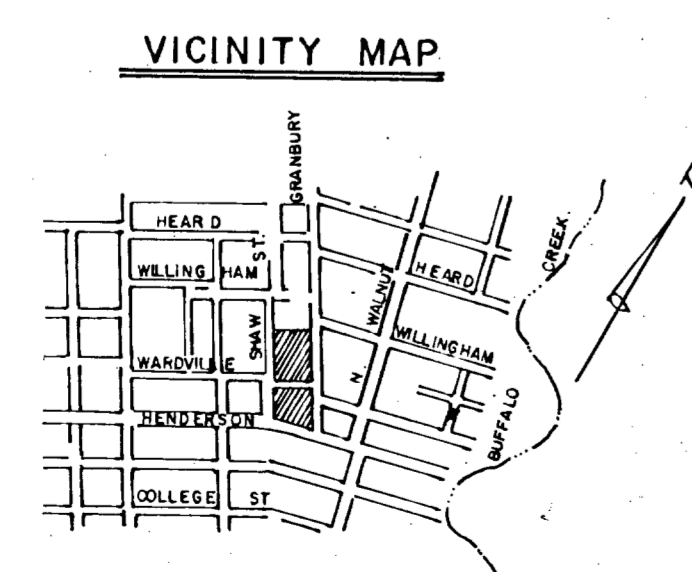
THENCE: S 17° 08' 43" E, 48.98 feet crossing Wardville Street to a point for corner;

THENCE: S 24° 16' E, 310.60 feet with the present Southwest ROW line of Granbury Street to the PLACE OF BEGINNING and containing 187,585.25 square feet or 4.3064 acres of land.

SURVEYORS CERTIFICATION

I hereby certify that this First Survey made under my supervision on November 8, 1978 correctly shows the relation of the buildings and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey or of buildings or structures located on said land, nor encroachment of adjoining buildings or structures onto said land, except as shown, noted and described on the survey.

- LEGEND
- PROPERTY LINE
 - LOT LINE
 - FENCE
 - POWER POLE & GUY
 - STEPS OR STAIRS
 - EDGE OF BLDG.
 - UNKNOWN
 - CONTOUR LINE
 - EDGE OF ASPHALT
 - GUTTER ELEV.
 - TOP CURB ELEV.
 - SPOT ELEV.
 - CONCRETE WALK
 - TELEPHONE LINE
 - WATER LINE & SIZE
 - SAN. SEW. & SIZE
 - STORM DRAIN & SIZE
 - POWER LINE
 - GAS LINE & SIZE
 - IPF
 - IPS
 - LOT NUMBER
- NOTES
1. GAS IS NATURAL (1000 BTU/CF) LONE STAR GAS CO. SUPPLIER
 2. POWER IS 3 WIRE, SINGLE PHASE, 120/240/480, PRIMARY TEXAS POWER & LIGHT CO. SUPPLIER
 3. WATER SYSTEM CITY OF CLEBURNE WATER PRESSURE UNKNOWN
 4. TELEPHONE SERVICE, SOUTHWESTERN BELL TELEPHONE CO.
 5. MEAN ANNUAL RAINFALL 34.47 IN. WATER TABLE UNKNOWN
 6. SOIL CONDITION UNKNOWN
 7. ZONING IS RESIDENTIAL
 8. WARDVILLE ST. TO BE VACATED
 9. PROPOSED STREET WIDENING OF GRANBURY ST. & SHAW
 10. PROPOSED 50' STREET DEDICATION ALONG NORTH PROPERTY LINE
 11. STORM SEWER ESMT, Vol 644, Pg 249 NOT ON THIS PROPERTY



SURVEY & TOPOGRAPHY

PT. CITY BLOCK 533, 548, 564
THOMAS HARLOW SURVEY, ABST. 355
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

ASSOCIATED ENGINEERS
3149 HWY. 67 SUITE F
MESQUITE, TEXAS 75150 PH 214 321-9258

SCALE 1" = 30' NOV. 8, 1978

REVISIONS	
Revised per City Ord. 22, 1978	2/2/78
Revised by City Ord. 22, 1978	1/20/78

J. W. LANE
REGISTERED PUBLIC SURVEYOR

Each description on this survey has been reviewed and approved by RATTIKIN TITLE COMPANY, 611 Throckmorton Street, Fort Worth, Texas 76102.

1st # 665