Filed for Record in Plat Records of Johnson County, Texas on June 03, 1998. Volume 8 Page 429 Drawer B
Curtis H. Douglas - County Clerk
By. Laura Robles - Deputy Clerk

THE STATE OF TEXAS

COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS I, John Volkman, being the owner of the following described tract of land to-wit;

BEING a 24.465 acre tract of land out of the H. C. Rankin Survey, Abstract No. 738, in Johnson County, Texas, and being more particularly described by metes and bounds as follows,

BEGINNING at a 1/2 inch iron pin found at the Southwest corner of Lot 1, Block 4, Ranchette Estates, an Addition in Johnson County, Texas, according to the plat recorded in Volume 1, Page 279, Plat Records, Johnson County, Texas;

THENCE South 00 degrees, 57 minutes, 30 seconds West along the West line of said Ranchette Estates, a distance of 1199.01 feet to a 1/2 inch iron pin found for corner;

THENCE South 01 degree, 29 minutes, 52 seconds West a distance of 498.00 feet to a 1/2 inch iron pin set for corner;

THENCE North 75 degrees, 23 minutes, 08 seconds West a distance of 1135.13 feet to a 1/2 inch iron pin set for corner;

THENCE North 13 degrees, 39 minutes, 13 seconds East a distance of 653.00 feet to a 1/2 inch iron pin found for corner;

THENCE South 75 degrees, 38 minutes, 37 seconds East a distance of 400.00 feet to a 1/2 inch iron pin found for corner;

THENCE North 14 degrees, 02 minutes, 18 seconds East a distance of 400.03 feet to a 1/2 inch iron pin found for corner;

THENCE South 75 degrees, 30 minutes, 00 seconds East a distance of 30.00 feet to a 1/2 inch iron pin found for corner in the centerline of a 30.00 foot wide existing roadway easement;

THENCE along said centerline, North 05 degrees, 45 minutes, 25 seconds West a distance of 47.29 feet to the beginning of a curve to the right having a radius of 247.88 feet, along said curve a distance of 76.73 feet to the end of said curve, North 11 degrees, 58 minutes, 41 seconds East a distance of 205.41 feet to the beginning of a curve to the right having a radius of 61.25 feet, along said curve a distance of 60.61 feet to the end of said curve, North 68 degrees, 40 minutes, 59 seconds East a distance of 49.40 feet to the beginning of a curve to the left having a radius of 46.57 feet, along said curve a distance of 32.00 feet to the end of said curve, North 29 degrees, 18 minutes, 52 seconds East a distance of 25.46 feet to the beginning of a curve to the right having a radius of 84.66 feet, along said curve a distance of 74.50 feet to the end of said curve;

THENCE North 05 degrees, 52 minutes, 56 seconds West, leaving said centerline, a distance of 57.09 feet to a 1/2 inch iron pin found for corner;

THENCE South 74 degrees, 09 minutes, 04 seconds East a distance of 108.73 feet to the POINT OF BEGINNING and containing 24.465 acres of land.

And does hereby adopt the attached plat depicting the above described real property to be known as Lots 1 thru 17, MAGNOLIA FARMS, and do hereby dedicate for public use the utility easements shown thereon.

John Volkman, owner.

THE STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared John Volkman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

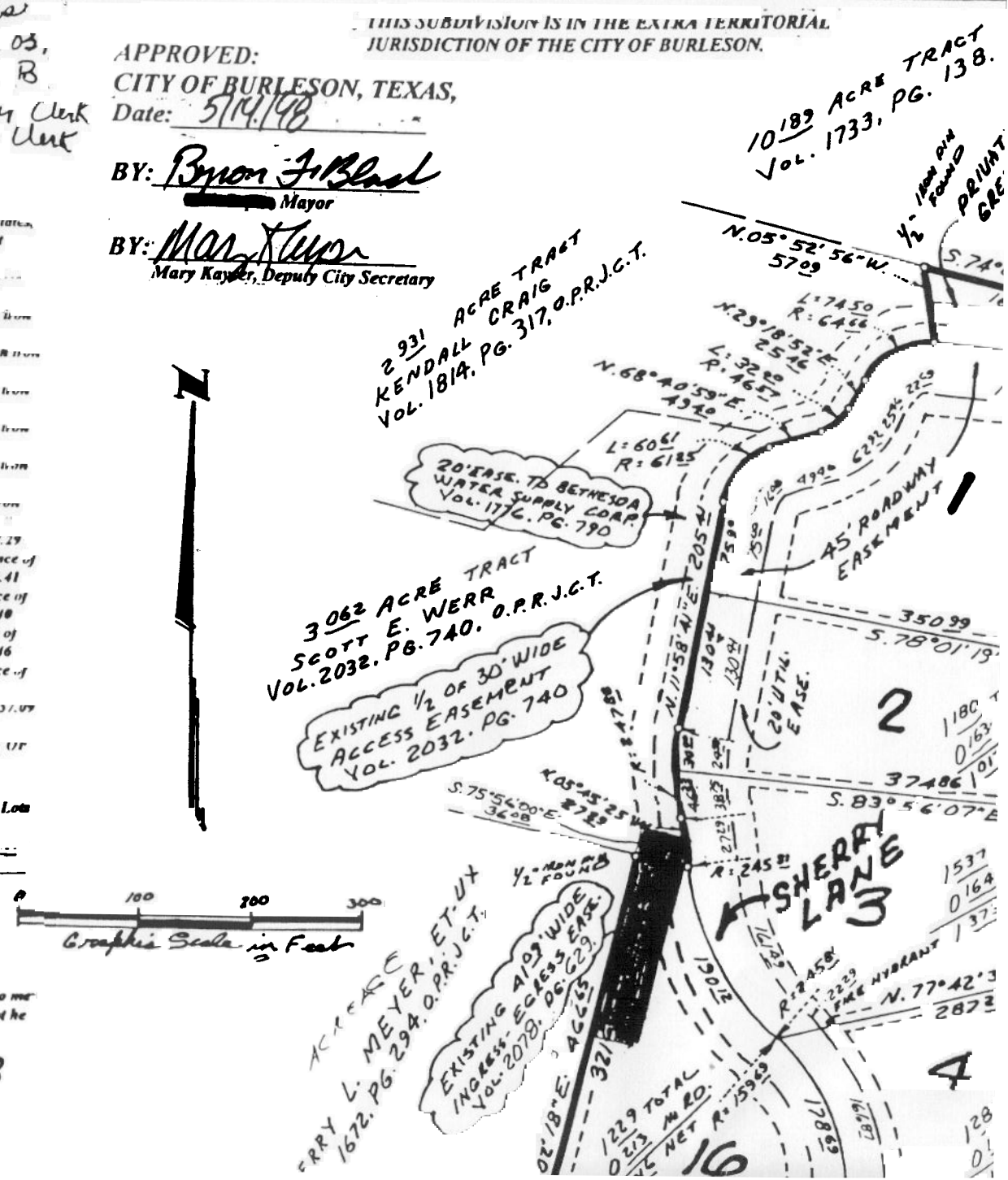
Witness my hand and seal of office this the 14th day of May 1998

Darlene P. Peacock
Public Notary, State of Texas.

DARLENE P. PEACOCK

THIS SUBDIVISION IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BURLESON.

APPROVED:
CITY OF BURLESON, TEXAS,
Date: 5/14/98

BY: Byron F. Black
Mayor

BY: Mary Kayser
Mary Kayser, Deputy City Secretary