



METES AND BOUNDS DESCRIPTION

92.50 ACRE TRACT

F. Ruiz Survey

A - 54

Burleson County, Texas

Being a 92.50 acre tract of land out of the F. Ruiz Survey, Abstract No. 54, Burleson County, Texas, and being all that certain called 92.5 acre tract of land described to Joe W. Mares, Jr., The Morille Revocable Trust, Heirs of Gladys M. Penicka, Estate of Rosie Lee Joyce Kluge, recorded in Volume 699, Page 200, Official Records of Burleson County, Texas said 92.50 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with yellow cap set at a cross tie fence corner at the southwest corner of the above mentioned 92.5 acre tract, being an interior corner of a called 196 acre tract to Mrnustik Enterprise LTD, (902/391), located on the north margin of County Road No. 202, for the southwest corner of this;

THENCE departing said road, along the west line of said 92.5 acre tract, common boundary with said 196 acre tract N 21°59'00" W a distance of 3366.26 feet to a iron bar found at a cross tie fence corner at the northwest corner of said 92.5 acre tract, same being the northeast corner of said 196 acre tract, located on the south line of a called 300 acre tract to Alton D. Machan, (FIRST TRACT, 222/203), for the northwest corner of this;

THENCE along the north line of said 92.5 acre tract, common boundary with said 300 acre tract N 57°47'18" E a distance of 1230.22 feet to a 1/2 inch iron rod with yellow cap set at a fence corner a the northeast corner of said 92.5 acre tract, same being the southeast corner of said 300 acre tract, located at an angle point on the west line of a called 130 acre tract to Alton D. Machan, (399/184), for the northeast corner of this;

THENCE along the east line of said 92.5 acre tract, common boundary with said 130 acre tract and a called 10 acres to Louis L. Prazak, et al, (1054/55), S 21°37'11" E a distance of 3353.04 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of said 92.5 acre tract, being the southwest corner of said 10 acre tract, located on the north margin of said road, for the southeast corner of this;

THENCE along the south line of said 92.5 acre tract, with the north margin of said road S 56°59'29" W a distance of 1211.75 feet to the **POINT OF BEGINNING**, in all containing **92.50** acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 22, 2017

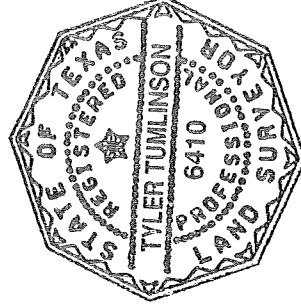
A handwritten signature in black ink, appearing to read "Tyler Tumlinson", written over a horizontal line.

Tyler Tumlinson

RPLS No. 6410

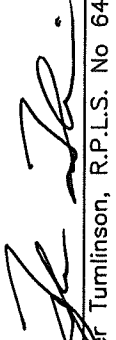
Firm #10193858

00944-MAR



I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.


Tyler Tumlinson, R.P.L.S. No 6410 May 22, 2017

Alton D. Machan
called 300 acres
FIRST TRACT
222/203

Set 1/2" I.R.
w/ yellow cap
at fence corner



End iron
bar at X-tie

overhead electric line

92.50 Acre Tract

Alton D. Machan
called 130 acres
399/184

2021 COUNTY ROAD NO. 203

wire fence
S 21°37'11" E 3353.04'

water well
56' x 30'
framed house

N 21°59'00" W 3366.26'

Being all that certain called 92.5
acre tract of land
to
Joe W. Maresh, Jr.,
The Marille Revocable Trust
Heirs of Gladys M. Penicka,
Estate of Rosie Lee Joyce Kluge
Volume 699, Page 200
O.R.B.C.

Mmnstik Enterprises LTD
called 196 acres
902/391

Louis L. Prazak, et al
called 10 acres
1054/55

dirt driveway



Set 1/2" I.R.
w/ yellow cap
at X-tie

2021 COUNTY ROAD NO. 202
S 56°39'29" W 1211.25'

F. RUIZ SURVEY

A - 54

BURLESON COUNTY, TEXAS

TUMLINSON
LAND SURVEYING

2423 Peach Creek Rd
College Station, Texas 77845
(254) 931-6707
FIRM #10193858

BOUNDARY AND IMPROVEMENT SURVEY
OF A 92.50 ACRE TRACT OF LAND OUT OF THE F. RUIZ
SURVEY, A-54, BURLESON COUNTY, TEXAS.

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|------------|--------------|
| PROJECT: | 00944-MAR |
| DATE: | 5-22-2017 |
| SURVEYOR: | T. TUMLINSON |
| DRAWN BY: | T. TUMLINSON |
| FIELDBOOK: | see file |