



METES AND BOUNDS DESCRIPTION

9.66 ACRE TRACT

J. P. Cole Survey

A - 12

Burleson County, Texas

Being a 9.66 acre tract of land out of J. P. Cole Survey, Abstract No. 12, Burleson County, Texas and being out of and a part of that certain called 46.856 acre tract of land described to Pebble Pusher Holdings, LLC, recorded in Volume 984, Page 129 of the Official Records of Burleson County, Texas, said 9.66 acres being more particularly described by metes and bounds as follows;

Commencing at a 5/8 inch iron rod found at an interior el corner on the south line of the above mentioned 46.856 acre tract, same being the northeast corner of Lot 15 of the Gholson Ranch Subdivision, (2/25A-25B M.R.B.C.),

Thence along the south line of said 46.856 acre tract, common boundary with said subdivision S 55°34'49" W a distance of 449.69 feet to a 5/8 inch iron rod with plastic cap found at the common north corner of Lot 13 and Lot 14 for the southeast corner and **POINT OF BEGINNING** of this;

THENCE continuing with said south line, S 55°34'49" W a distance of 428.34 feet to a 5/8 inch iron rod with plastic cap found on the north line of Lot 11 of said subdivision, for the southwest corner of this;

THENCE crossing said 46.856 acre tract, N 27°16'29" W a distance of 927.21 feet to a 5/8 inch iron rod with plastic cap found on the north line of said 46.856 acre tract, located on the south line of Farm to Market Road No. 1361 for the northwest corner of this;

THENCE along the north line of said 46.856 acre tract, common boundary with said road N 62°45'20" E a distance of 511.38 feet to a 1/2 inch iron rod with yellow cap set for the northeast corner of this;

THENCE crossing said 46.856 acre tract S 21°39'12" E a distance of 879.58 feet to the **POINT OF BEGINNING**, in all containing **9.66** 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.

June 15, 2016

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

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
00706-YOU

