


KLS
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METES AND BOUNDS
3.00 ACRE PARCEL
LOCATED IN THE
J. LONG SURVEY,
ABSTRACT 37,
BURLESON COUNTY, TEXAS

Being a 3.00 acre parcel of land situated in the J. Long Survey, Abstract 37, Burleson County, Texas, and being out of a called 5.00 acres (Parent tract) as recorded in Volume 461, Page 219 of the Deed Records of Burleson County, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with plastic cap in the southeastern right of way of F.M. 1361 (unknown R.O.W.) for the northeast corner of the called 5.00 acres as recorded in Volume 1051, Page 472 D.R.B.C., the northwest corner of the Parent tract, and marking the northwest corner of the herein described parcel;

THENCE, North 68° 57' 25" East, a distance of 60.00 feet along the southeastern right of way of F.M. 1361 to a 5/8" iron rod set with plastic cap for the northwest corner of the called 2.00 acres also out of the Parent tract (simultaneously conveyed), and marking the most western northwest corner of the herein described parcel, and from which a 5/8" iron rod found for the northeast corner of the 2.00 acres, the northeast corner of the Parent tract, and for the southwest corner of the called 5.00 acres as recorded in Volume 864, Page 760 D.R.B.C. bears North 68° 57' 25" East, a distance of 235.36 feet;

THENCE, South 46° 33' 02" East, a distance of 402.33 feet along the southwestern line of the 2.00 acres to a 5/8" iron rod set with plastic cap for the southwest corner of the 2.00 acres, and marking an angle point in the northwestern line of the herein described parcel;

THENCE, North 68° 57' 25" East, a distance of 244.44 feet along the southeastern line of the 2.00 acres to a 5/8" iron rod set with plastic cap in the southwestern line of the called 5.00 acres for the southeastern corner of the 2.00 acres, and marking the most eastern northwest corner of the herein described parcel;

THENCE, South 47° 42' 25" East, a distance of 394.75 feet along the southwestern line of the called 5.00 acres to a 1/2" iron rod found in the northwestern line of the called 46.42 acres as conveyed to Richard Villarreal (no record deed found) (Tax ID 20234) for the southwest corner of the called 5.00 acres, the southeast corner of the Parent tract, and marking the southeast corner of the herein described parcel;

THENCE, South 68° 57' 25" West, a distance of 313.27 feet along the northwestern line of the called 46.42 acres to a 5/8" iron rod found for the southeast corner of the called 5.00 acres, the southwest corner of the Parent tract, and marking the southwest corner of the herein described parcel;

THENCE, North 46° 33' 02" West, a distance of 793.20 feet along the northeastern line of the called 5.00 acres back to the **POINT OF BEGINNING** and containing 3.00 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Sr.
King's Land Surveying Solutions, LLC
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Job Number 2008197
Firm Number 10152100

