



A DESCRIPTION OF 0.148 ACRES, MORE OR LESS, IN BURLESON COUNTY, TEXAS, BEING A PORTION OF LOT 30, BLOCK 11, OF THE C. LANDOLT 7TH ADDITION TO THE TOWN OF SOMERVILLE PER PLAT RECORDED IN VOLUME 24, PAGE 640, DRBCT (DEED RECORDS OF BURLESON COUNTY, TEXAS), AND BEING ALSO THAT TRACT CALLED TRACT TWO AS DESCRIBED IN A DEED TO PATRICK WAYNE MANTEY RECORDED IN DOCUMENT NO. 2020-1715, ORBCT (OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS); SAID 0.148 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" capped iron rod stamped "Atwell, LLC" set at the intersection of the northeast right-of-way line of Avenue F (50' right-of-way width) and the northwest line of a 20' alley, for the south corner of said Lot 30, for the south corner of said Mantey (Tract Two), and for the south corner of this description;

N: 10108510.05

E: 3496421.69

THENCE, leaving the northwest line of said 20' alley, and along the northeast right-of-way line of Avenue F, the southwest line of said Lot 30, the southwest line of said Mantey (Tract Two), and the southwest line of this tract, **N47°42'35"W**, a distance of **74.00** feet, (74') to a 1/2" capped iron rod found in the northeast right-of-way line of Avenue F, being also the southwest line of said Lot 30, for the west corner of said Mantey (Tract Two), for the south corner of that tract called Tract One as described in a deed to Patrick Wayne Mantey recorded in Document No. 2020-1715, ORBCT, and for the west corner of this description;

THENCE, leaving the northeast right-of-way line of Avenue F, severing said Lot 30, and along the northwest line of said Mantey (Tract Two), the southeast line of said Mantey (Tract One), and the northwest line of this tract, **N42°10'26"E**, a distance of **87.00** feet, (87') to a 1/2" capped iron rod stamped "Atwell, LLC" set in the southeast line of said Mantey (Tract One), for the north corner of said Mantey (Tract Two), for the west corner of that tract called 8,362.00 square feet as described in a deed to Herbert Mantey, et ux recorded in Volume 343, Page 171, DRBCT, and for the north corner of this description;

THENCE, leaving said Mantey (Tract One), and along a fence, the northeast line of said Mantey (Tract Two), the southwest line of said 8,362.00 square foot Mantey tract, and the northeast line of this tract, **S47°42'35"E**, a distance of **74.00** feet, (74') to a 1/2" capped iron rod stamped "Atwell, LLC" set in the northwest line of said 20' alley, being also the southeast line of said Lot 30, for the east corner of said Mantey (Tract Two), for the south corner of said 8,362.00 square foot Mantey tract, and for the east corner of this description;

THENCE, leaving said 8,362.00 square foot Mantey tract, and along the northwest line of said 20' alley, the southeast line of said Lot 30, the southeast line of said Mantey (Tract Two), and the southeast line of this tract, **S42°10'26"W**, a distance of **87.00** feet, (87') to the **POINT OF BEGINNING** hereof, and containing 0.148 acres, more or less.

Surveyed on the ground May 17, 2022. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.00006647. Attachments: drawing 22002954.dwg

Billy A. Patterson 7/12/2022
BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

