

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 4.848 acres in the Moses Cummings Survey, A-16, Burleson County, Texas, being Tract B called 2.6658 acres and Tract D called 2.6659 acres, as recorded in Vol. 385, Page 756 of the Burleson County Official Records (B.C.O.R.), saved and except a 0.50 acre tract, as recorded in Vol. 452, Page 551, of the Burleson County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 5/8" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on December 12th of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-05786, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northeast corner of this tract, also being the east corner of the Theodora Garnette called 2.86 acre tract, as recorded in Vol. 1099, Page 318 of the B.C.O.R., also being a point in the west right-of-way line of F.M. 2039 (Variable Width R.O.W.);

THENCE South 3°17'40" East, a distance of 159.36 feet along the common line between this tract and said F.M. 2039 to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a southeast corner of this tract, also being the northeast corner of the Rosie Bell Coneway called 2.67 acre tract, as recorded in Vol. 385, Page 756 of the B.C.O.R., from which a 1/2" iron pipe found bears S 03°09'25" E, a distance of 135.45 feet for reference;

THENCE along the common line between this tract and said Coneway tract, North 83°06'59" West, a distance of 108.50 feet to a 5/8" iron rod found for a bend in this tract;

THENCE South 43°55'58" West, a distance of 1030.67 feet along the common line between this tract and said Coneway tract, and then along the common line between this tract and the Bradley & Amanda Julson called 2.00 acre tract, as recorded in Vol. 868, Page 816 to a 1/2" iron rod found for the south corner of this tract, also being a point in the northeast line of the John Orsag called 84.43 acre tract, as recorded in Vol. 414, Page 336 of the B.C.O.R.;

THENCE North 47°22'58" West, a distance of 185.34 feet along the common line between this tract and said Orsag tract to a 5/8" iron rod found leaning for the west corner of this tract, also being the south corner of the Alberta Jackson called 2.00 acre tract, as recorded in Vol. 679, Page 162 of the B.C.O.R.;

THENCE North 42°49'42" East, a distance of 626.19 feet along the common line between this tract and said Jackson tract, and then along the Bobby L. Felder called 1.00 acre tract, as recorded in Vol. 204, Page 269 of the B.C.O.R., and then along the Boston Alphonse Estate called 1.00 acre tract, and then along the Bobby L. Felder called 3.00 acre tract to a 8" creosote post found for a point in the northwest line of this tract, also being the south corner of the Karisha Dakay Curry called 2.65 acre tract, as recorded in Document Number 2020-5489 of the B.C.O.R.;

THENCE North 43°41'19" East, a distance of 211.24 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a point in the northwest line of this tract, also being the south corner of the Briana Franklin called 2.65 acre tract, as recorded in Document Number 2020-5483 of the B.C.O.R.;

THENCE along the common line between this tract and said Franklin tract, for the following calls:

North 43°46'51" East, a distance of 60.43 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a bend in this tract, from which a 5/8" iron rod found leaning bears N 38°36'03" W, a distance of 0.78 feet for reference, also from which a railroad tie found leaning bears N 45°12'47" W, a distance of 1.37 feet for reference;

North 56°55'54" East, a distance of 149.58 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a north corner of this tract, also being a southwest corner of the said Garnette tract, also being the south corner of the Aleah Shonta Bowers called 2.65 acre tract, as recorded in Document Number 2020-5484 of the B.C.O.R.;

THENCE along the common line between this tract and said Garnette tract, for the following calls:

South 49°03'36" East, a distance of 132.02 feet to a point for corner;

North 44°51'34" East, a distance of 158.16 feet to the **PLACE OF BEGINNING** containing 4.848 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
23 - 05786 - FM 2039-- TRACT 1-LEGAL—12/12/2023