

## METES AND BOUNDS DESCRIPTION

Being a tract of land containing 2.868 acres in the Moses Cummings Survey, A-16, Burleson County, Texas, being Tract A called 2.3551 acres, as recorded in Vol. 385, Page 756 of the Burleson County Official Records (B.C.O.R.), including the 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" 5/8" iron rod found for the east corner of this tract, also being the northeast corner of the Ceasar Tucker Jr. called 4.83 acre tract, as recorded in Vol. 385, Page 756 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** along the common line between this tract and said Tucker tract, for the following calls:

South 44°51'34" West, a distance of 158.16 feet to a point for corner;

North 49°03'36" West, a distance of 132.02 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a west corner of this tract, also being the east corner of the Briana Franklin called 2.65 acre tract, as recorded Document No. 2020-5483 of the B.C.O.R., 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 Bowers tract, for the following calls:

North 56°58'38" East, a distance of 188.88 feet to a railroad tie found leaning for a point in the southeast line of this tract;

North 55°21'38" East, a distance of 20.31 feet to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for a bend in this tract;

North 50°06'23" West, a distance of 405.84 feet to a 1" iron bar found for a west corner of this tract, also being the south corner of the Reuben Kerr called 0.50 acre tract;

**THENCE** North 49°24'55" East, a distance of 465.36 feet along the common line between this tract and said Kerr tract, and then along the Crayton Cardell called 3.75 acre tract, as recorded in Document Number 2019-5056 of the B.C.O.R. to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the north corner of this tract, also being a point in the west right-of-way line of said F.M. 2039;

**THENCE** along the common line between this tract and said F.M. 2039, for the following calls:

South 0°39'51" West, a distance of 540.59 feet to a 5/8" iron rod found for a bend in this tract;

South 0°13'33" East, a distance of 111.36 feet to the **PLACE OF BEGINNING** containing 2.868 acres.

*Adam Wallace*



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00  
23 - 05786 - FM 2039-- TRACT 2-LEGAL—12/12/2023