

TUMLINSON LAND SURVEYING
FIRM #10193858
1255 Millican Meadows Circle
College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BURLESON

Being a 49.13 acre tract of land out of the J. M. Sanchez Survey, Abstract No. 55, Burleson County, Texas and being all of the remainder of that certain called 81.79 acre tract of land, Tract 1 and all that certain called 9.7 acre tract of land, Tract 2, described to Helen Montgomery, recorded in Volume 776, Page 235 of the Official Records of Burleson County, Texas, said 49.13 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1 inch iron pipe found in Thompson Branch on the north line of the above mentioned remainder tract, located at the southeast corner of a called 45.306 acre tract to Clayton Myers, (379/660), also located at the southwest corner of a called 47.55 acre tract to Clayton Myers, (654/635), for an angle point of this;

THENCE along the north line of said remainder tract, with the south line of said 47.55 acre tract N 86°50'12" E a distance of 161.43 feet to a 1/2 inch iron rod with yellow cap set at the northeast corner of said remainder tract, located at the end of an old county road, which appears to be no longer in use, for the northeast corner of this;

THENCE along the east line of said Montgomery remainder tract, with the west end of said county road, and the projected west line of a called 9.7 acre tract to Willie M. Boyd, (184/180), S 14°40'24" E a distance of 82.62 feet to a 1/2 inch iron rod with yellow cap set at a fence corner at the northwest corner of said 9.7 acre tract, for an interior angle point of this;

THENCE with the north line of said 9.7 acre tract, generally along an old fence line N 82°57'37" E a distance of 460.12 feet to a iron stake found at a chain link fence corner at the northeast corner of said 9.7 acre tract, located at the occupied northwest corner of the Chriesman Cemetery for the northeast corner of this;

THENCE along the east line of said 9.7 acre tract, with the fenced west line of said cemetery, S 08°14'53" E a distance of 997.08 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of said 9.7 acre tract, located at the southwest corner of said cemetery tract, also located on the north margin of County Road No. 328, for the southeast corner of this;

THENCE along the north margin of said County Road No. 328, S 74°53'52" W a distance of 1322.54 feet to a 1/2 inch iron rod with yellow cap set at the southwest corner of said remainder tract, located at the intersection of the north margin of County Road No. 328 and the east right of way line of State Highway No. 36, for the southwest corner of this, for reference a cross tie fence corner post bears N 11°50'33" E a distance of 2.9 feet;

THENCE along the west line of said remainder tract, with the east right of way line of said highway, the following courses and distances:

N 41°26'38" W a distance of 994.95 feet to a concrete monument found for an angle point,
N 33°02'50" W a distance of 202.93 feet to a concrete monument found for an angle point,
N 41°31'15" W a distance of 199.01 feet to a concrete monument found for an angle point,
N 47°55'43" W a distance of 301.21 feet to a concrete monument found for an angle point, and
N 41°35'05" W a distance of 34.15 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said remainder tract, located at the southwest corner of a said 45.306 acre tract, for the northwest corner of this, for reference a 12 inch fence corner post bears S 63°49'43" E a distance of 1.6 feet;

THENCE along the north line of said remainder tract, with the south line of said 45.306 acre tract, the following courses and distances:

N 88°44'38" E a distance of 985.90 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
N 87°12'19" E passing a 1/2 inch pipe found 1 foot south of this line at a distance of 641.58 feet and continuing a total distance of 657.56 feet to the **POINT OF BEGINNING**.

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.

December 17, 2024


Tyler Tumlinson RPLS No. 6410

