

**METES AND BOUNDS DESCRIPTION  
OF A  
3.45 ACRE TRACT  
JOHN B. FOX SURVEY, A-121  
BURLESON COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN B. FOX SURVEY, ABSTRACT NO. 121, BURLESON COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 123 ½ ACRE TRACT AS DESCRIBED BY A DEED TO PAMELA MARIE WATSON RECORDED IN VOLUME 371, PAGE 17 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF COUNTY ROAD NO. 316 MARKING THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO DEVIN PERKKIO AND WIFE, CRYSTAL PERKKIO RECORDED IN VOLUME 650, PAGE 100 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE SOUTH LINE OF COUNTY ROAD NO. 316 MARKING THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS: N 86° 02' 29" W FOR A DISTANCE OF 597.62 FEET;

**THENCE:** S 86° 02' 29" E ALONG THE SOUTH LINE OF COUNTY ROAD NO. 316 FOR A DISTANCE OF 399.65 FEET TO A ½ INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

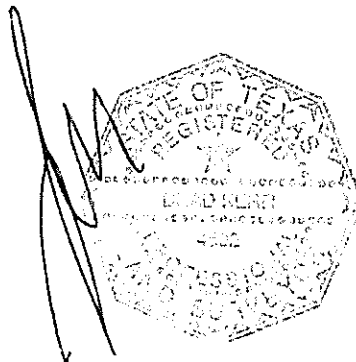
**THENCE:** S 17° 01' 56" W THROUGH SAID REMAINDER OF 123 ½ ACRE TRACT FOR A DISTANCE OF 441.35 FEET TO A ½ INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 86° 02' 29" W CONTINUING THROUGH SAID REMAINDER OF 123 ½ ACRE TRACT FOR A DISTANCE OF 299.82 FEET TO A 8 INCH FENCE CORNER POST FOUND MARKING THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS: N 86° 02' 29" W FOR A DISTANCE OF 415.55 FEET;

**THENCE:** N 03° 57' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 123 ½ ACRE TRACT AND SAID 5.00 ACRE TRACT FOR A DISTANCE OF 429.91 TO THE **POINT OF BEGINNING** CONTAINING 3.45 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND FEBRUARY 2010. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 5.00 ACRE TRACT, 650/100. SEE PLAT PREPARED FEBRUARY 2010 FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

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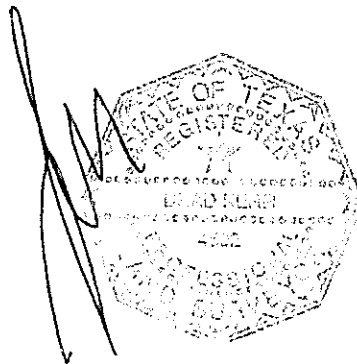
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