

STATE OF TEXAS

COUNTY OF BURLESON

LAND DESCRIPTION

Being **410.731 acres** of land, a part of the S.C. Robertson Survey, Abstract 50, Burleson County, Texas, also being all of a 411.817 acre tract described in a deed to Roslyn Ann Rogers Johnson and Darrell Edwin Rogers same as recorded in volume 1182, page 686 of the Official Public Records of Burleson County, Texas. Said 410.731 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found in the Southeast line of a 348 acre First Tract described in a deed to Charles Cotrone same as recorded in volume 318, page 430, the West corner of a 259.77 acre tract described in a deed to Dale Moore same as recorded in volume 413, page 806, a Westerly North corner of said 411.817 acre Johnson tract, and a Westerly North corner hereof;

THENCE with the Southwest line of said 259.77 acre Moore tract, a Northeast line of said 411.817 acre Johnson tract, **South 32 deg. 26 min. 16 sec. East 2036.59 feet** to a 1/2 inch rebar found at the South corner of said 259.77 acre Moore tract, an interior corner of said 411.817 acre Johnson tract, for an interior corner hereof;

THENCE with a Northwest line of said 411.817 acre Johnson tract, the Southeast line of said 259.77 acre Moore tract, **North 57 deg. 33 min. 24 sec. East 5368.25 feet** to a 1/2 inch rebar found at angle point, **North 57 deg. 02 min. 22 sec. East 1955.30 feet** to a 5/8 inch rebar with cap marked "4428" set in the Southwest margin of said FM 1362, for the East corner of said 259.77 acre Moore tract, the North corner of said 411.817 acre Johnson tract, and the North corner hereof; said 5/8 inch rebar with cap marked "4428" set bears South 57 deg. 02 min. 22 sec. West 6.12 feet from a 1/2 inch rebar found for reference;

THENCE with the Southwest margin of said FM 1362, the Northeast line of said 411.817 acre Johnson tract, **South 33 deg. 01 min. 38 sec. East 216.09 feet** to a 5/8 inch rebar with cap marked "4428" set at the North corner of a 20 acre tract described in a deed to L. C. Ball same as recorded in volume 94, page 267, for the Northerly East corner of said 411.817 acre Johnson tract, and the Northerly East corner hereof;

THENCE with the Northwest line of said 20 acre Ball tract, a Southeast line of said 411.817 acre Johnson tract, **South 56 deg. 59 min. 28 sec. West 1952.39 feet** to 3/8 inch rebar found at the West corner of said 20 acre Ball tract, for an interior corner of said 411.817 acre Johnson tract, and an interior corner hereof;

THENCE with the Southwest line of said 20 acre Ball tract, the Southwest line of a 7.24 acre Tract No. 2 described in a deed to Alvis Marsh same as recorded in volume 950, page 700, the Southwest line of a 7.24 acre Tract No. 1 described in a deed to Alvis Marsh same as recorded in volume 950, page 700, a Northeast line of said 411.817 acre Johnson tract, **South 32 deg. 42 min. 55 sec. East 433.54'** to a 1" flat bar found for the South corner of said 7.24 acre Marsh Tract No. 1, the West corner of a 12 acre tract described in a deed to Charlie Griggs, et ux same as recorded in volume 99, page 407, and an angle point hereof;

THENCE with the Southwest line of said 12 acre Griggs tract, the Southwest line of the residue from a 79.9 acre tract described in a deed to H. C. Smith same as recorded in volume 99, page 407, the Northeast line of said 411.817 acre Johnson tract, **South 32 deg. 45 min. 26 sec. East 845.51 feet** to a 1/2 inch rebar found in the Southeast line of said S.C. Robertson Survey, the Northwest line of said J. Teal Heirs Survey, the Northwest line of a 93.9 acre tract described in a deed to Bonnie L. Smith same as recorded in volume 472, page 242, for the South corner of said 79.9 acre Smith tract, the Southerly East corner of said 411.817 acre Johnson tract, and the Southerly East corner hereof;

THENCE with the Southeast line of said Robertson Survey, the Northwest line of said Teal Survey, the Southeast line of said 411.817 acre Johnson tract, the Northwest line of said 93.9 acre Smith tract, **South 57 deg. 28 min. 04 sec. West 4542.35 feet** to a 1 inch pipe found at the West corner of said 93.9 acre Smith tract, a North corner of a 33.73 acre tract described in a deed to Robert Hosea, et ux same as recorded in volume 819, page 264, for an angle point hereof;

THENCE continuing with the Southeast line of said Robertson Survey, the Northwest line of said Teal Survey, the Southeast line of said 411.817 acre Johnson tract, the Northwest line of said 33.73 acre Hosea tract, **South 57 deg. 55 min. 37 sec. West 1756.01 feet** to a 3/8 inch rebar found for the North

corner of a 134.00 acre tract described in a deed to William Jackson Palmer same as recorded in volume 164, page 529, the West corner of said 33.73 acre Hosea tract, and an angle point hereof;

THENCE continuing with the Southeast line of said Robertson Survey, the Northwest line of said Teal Survey, the Southeast line of said 411.817 acre Johnson tract, the Northwest line of said 134.00 acre Palmer tract, **South 57 deg. 24 min. 40 sec. West 1565.57 feet** to a 1/2 inch rebar found at the West corner of said 134.00 acre Palmer tract, the Easterly North corner of a 57.41 acre tract described in a deed to Larry Timmins, et ux, same as recorded in volume 612, page 366 of the Official Public Records of Burleson County, Texas, the North corner of a 0.122 acre easement described in a deed to Roslyn Ann Rogers Johnson and Darrell Edwin Rogers same as recorded in volume 1182, page 686 of the Official Public Records of Burleson County, Texas, for an angle point hereof;

THENCE continuing with the Southeast line of said Robertson Survey, the Northwest line of said Teal Survey, the Southeast line of said 411.817 acre Johnson tract, a Northwest line of said 57.41 acre Timmins tract, with the Northwest line of said 0.122 acre Johnson easement, **South 58 deg. 26 min. 59 sec. West** at 20.00 feet pass a point for the West corner of said 0.122 acre Johnson easement tract, continuing for a total distance of **178.88 feet** to a 5/8 inch rebar with cap marked "4428" set at an 8" treated corner post found for interior corner of said 57.41 acre Timmins tract, the South corner of said 411.817 acre Johnson tract, for the South corner hereof;

THENCE with the Southwest line of said 411.817 acre Johnson tract, the Northeast line of said 57.41 acre Timmins tract, the Northeast of a 50.25 acre tract described in a deed to Larry Timmins, et ux same as recorded in volume 612, page 366, the Northeast line of a 50.641 acre tract described in a deed to Oscar H. Pete, et ux same as recorded in volume 283, page 441, **North 32 deg. 25 min. 20 sec. West 3530.73 feet** to a 5/8 inch rebar with cap marked "4428" set at a cross tie corner post found in the Southeast line of a 57.14 acre tract described in a deed in Bryan Hartzell same as recorded in volume 459, page 119, for the North corner of said 50.641 acre Pete tract, the West corner of said 411.817 acre Johnson tract, and the West corner hereof;

THENCE with the Northwest line of said 411.817 acre Johnson tract, the Southeast line of said 57.14 acre Hartzell tract, **North 57 deg. 33 min. 42 sec. East 2367.57 feet** to a 3/4 inch pipe found at the South corner of said 348 acre Cotrone First Tract, the East corner of said 57.14 acre Hartzell tract, for an angle point hereof;

THENCE continuing with the Northwest line of said 411.817 acre Johnson tract, the Southeast line of said 348 acre Cotrone First Tract, **North 57 deg. 37 min. 06 sec. East 294.01 feet** to the **PLACE OF BEGINNING** and containing **410.731 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in June 2019 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



William E. Weiser

William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 06/27/19

Weiser Becker Surveyors, P.C. FN 10015700 979-542-4444