



## METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF BURLESON

Being a 336.15 acre tract of land out of the D. Perry Survey, Abstract No. 198 and the Ann Bass Survey, Abstract No. 71, Burleson County, Texas and being all that certain called 285.03 acre tract of land and the remainder of that certain called 47.17 acre tract of land (here-to-for called remainder tract), both described to Karen Berndt, recorded in Volume 649, Page 407 of the Official Records of Burleson County, Texas and both tracts also described to James Lewis Albright, IV, Patrick Eugene Albright and Linda Marie Albright, recorded in Volume 1162, Page 231 of the Official Records of Burleson County, Texas, said 285.03 acre tract and said 47.17 acre tract being further described in Volume 84, Page 213 of the Deed Records of Burleson County, Texas, said 336.15 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod found at a fence corner at the most westerly corner of said 285.03 acre tract, located at the north corner of a called 20.142 acre tract to Dean R. Henderson and Jeanie T. Henderson, (715/711), also located on the southeast line of a called 97.54 acre tract to Isabella "Cookie" Storm, et al, (742/140), for the most westerly corner of this;

**THENCE** along the northwest line of said 285.03 acre tract, common boundary with said 97.54 acre tract N 43°43'06" E a distance of 726.22 feet to a 1/2 inch iron rod found at a fence corner at the northeast corner of said 97.54 acre tract, same being the south corner of a called 50 acre tract to Rolf Krueger, (736/406), for an angle point of this;

**THENCE** continuing along said northwest line, common boundary with said 50 acre tract N 41°16'39" E a distance of 1306.63 feet to a 5/8 inch iron rod found a fence corner on the southwest margin of County Road No. 140 for the most northerly corner of this;

**THENCE** crossing said road S 60°27'05" E a distance of 103.04 feet to a 1/2 inch iron rod with yellow cap set at a fence corner post on the north line of said 285.03 acre tract, located on the south margin of said road for an angle point of this;

**THENCE** along the north line of said 285.03 acre tract, with an occupied fence line along the south margin of said road (partially closed to the public), the following courses and distances:

S 47°30'42" E a distance of 515.96 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 47°15'39" E a distance of 397.86 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 48°48'21" E a distance of 45.39 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 48°04'53" E a distance of 1001.35 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 46°37'24" E a distance of 63.52 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 46°59'24" E a distance of 902.15 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 45°49'09" E a distance of 144.41 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
N 61°38'50" E a distance of 265.22 feet to a 12 inch dead tree for an angle point,  
N 44°41'41" E a distance of 217.30 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
N 51°36'09" E a distance of 92.31 feet to a 12 inch dead tree for an angle point,



N 45°38'05" E a distance of 144.89 feet to a 24 inch post oak tree for an angle point,  
N 44°07'16" E a distance of 131.00 feet to a 24 inch post oak tree for an angle point,  
N 57°00'47" E a distance of 104.64 feet to a calculated point on the west high bank of Birch Creek, located on the southwest line of a called 125.07 acre tract to Henderson 2014 Group Trust, (1053/459), for the easterly northeast corner of this;

**THENCE** along the west high bank of said creek, along the northeast line of said remainder tract with the southwest line of said 125.07 acre tract the following courses and distances:

S 02°35'43" W a distance of 4.29 feet to a calculated angle point,  
S 00°28'09" W a distance of 42.01 feet to a calculated angle point,  
S 26°50'35" W a distance of 58.98 feet to a calculated angle point,  
S 06°43'18" W a distance of 52.83 feet to a calculated angle point,  
S 00°20'56" E a distance of 62.07 feet to a calculated angle point,  
S 36°32'20" E a distance of 60.05 feet to a calculated angle point,  
S 14°35'55" E a distance of 54.68 feet to a calculated angle point,  
S 32°17'54" E a distance of 85.24 feet to a calculated angle point,  
S 37°00'27" E a distance of 48.92 feet to a calculated angle point,  
S 15°12'37" E a distance of 90.92 feet to a calculated angle point,  
S 41°54'56" E a distance of 77.03 feet to a calculated angle point,  
S 28°11'30" E a distance of 70.04 feet to a calculated angle point,  
S 47°32'12" E a distance of 56.19 feet to a calculated angle point,  
S 56°20'51" E a distance of 68.78 feet to a calculated angle point,  
S 33°05'59" E a distance of 31.28 feet to a calculated angle point,  
S 81°20'03" E a distance of 31.95 feet to a calculated angle point,  
N 76°18'28" E a distance of 69.49 feet to a calculated angle point,  
N 53°02'10" E a distance of 34.61 feet to a calculated angle point,  
N 47°25'24" E a distance of 35.65 feet to a calculated angle point,  
N 59°47'05" E a distance of 71.45 feet to a calculated angle point,  
N 56°32'32" E a distance of 64.31 feet to a calculated angle point,  
S 89°34'05" E a distance of 22.68 feet to a calculated angle point,  
S 59°48'22" E a distance of 54.22 feet to a calculated angle point,  
S 12°03'54" W a distance of 27.28 feet to a calculated angle point,  
S 14°25'36" E a distance of 34.86 feet to a calculated angle point,  
S 34°46'13" E a distance of 52.04 feet to a calculated angle point,  
S 25°34'20" E a distance of 90.84 feet to a calculated angle point,  
S 21°33'10" E a distance of 67.75 feet to a calculated angle point,  
S 04°23'24" E a distance of 59.09 feet to a calculated angle point,  
S 02°38'21" W a distance of 39.20 feet to a calculated angle point,  
S 36°09'38" E a distance of 96.20 feet to a 30 inch post oak tree fence corner at the south corner of said 125.07 acre tract, for an angle point of this;

**THENCE** crossing said creek, along a northwest line of said remainder tract, with the southeast line of said 125.07 acre tract the following courses and distances:

N 57°24'10" E a distance of 38.65 feet to a calculated angle point, and  
N 43°44'49" E a distance of 52.00 feet to 5/8 inch iron rod found in a fence line on southeast line of said 125.07 acre tract, same being the southwest corner of a called 139.65 acre tract described to Suzanne Kay Whitfield, et al, (467/757), for a northwesterly corner of this;

**THENCE** continuing along the northeast line of said remainder tract, common boundary with said 139.65 acre tract S 47°34'28" E a distance of 1408.66 feet to a petrified rock found at a fence corner at the most easterly corner of said remainder tract, same being the south corner of said 139.65 acre tract, located on the northwest line of a called 36.47 acre tract to Virginia M. Suba, (TRACT TWO – 816/749), for the most easterly corner of this;

**THENCE** along the southeast line of said remainder tract, common boundary with said 36.47 acre tract S 43°23'57" W a distance of 757.89 feet to a cross tie fence corner post



found at the south corner of said remainder tract, same being the west corner of said 36.47 acre tract, located on the northeast line of said 285.03 acre tract, for an interior el corner of this;

**THENCE** along a northeast line of said 285.03 acre tract, common boundary with said 36.47 acre tract S 48°17'55" E a distance of 44.60 feet to a 1/2 inch iron rod found at a cross tie fence corner post at the most easterly corner of said 285.03 acre tract, same being the north corner of a called 108.9 acre tract to John William Schindler, (TRACT THREE – 811/381), for an exterior el corner of this;

**THENCE** along the southeast line of said 285.03 acre tract, common boundary with said 108.9 acre tract and a called 108.9 acre tract to John William Schindler, (TRACT TWO – 811/381), S 42°50'49" W a distance of 2101.19 feet to a 1/2 inch iron rod found at a fence corner at the south corner of said 285.03 acre tract, same being a southwest corner of said Schindler TRACT TWO, located on the northeast line of a called 103.44 acre tract to Douglas Brinkman, (736/631), for the south corner of this;

**THENCE** along the southwest line of said 285.03 acre tract, common boundary with said 103.44 acre tract N 47°23'22" W a distance of 1031.12 feet to a 5/8 inch iron rod found in concrete at the north corner of said 103.44 acre tract, same being the east corner of a called 50.00 acre tract to Douglas Brinkman, (1149/602), for an angle point of this;

**THENCE** continuing along said southwest line, common boundary with said 50.00 acre tract N 47°29'50" W a distance of 626.34 feet to a 5/8 inch iron rod found in concrete at the north corner of said 50.00 acre tract, same being the east corner of a called 654.703 acre tract to Dean K. Brinkman Burttschell, (831/332), for an angle point of this;

**THENCE** continuing along said southwest line, common boundary with said 64.703 acre tract the following courses and distances:

N 47°31'01" W a distance of 1663.08 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and

N 47°13'38" W a distance of 239.65 feet 1/2 inch iron rod found in a concrete monument at the north corner of said 64.703 acre tract, same being the east corner of a called 100.08 acre tract to Lancier Brinkman, (198/299), an angle point of this;


**THENCE** continuing along the southwest line of said 285.03 acre tract, common boundary with said 100.08 acre tract N 47°12'09" W a distance of 1249.25 feet to a disturbed concrete monument found at the north corner of said 100.08 acre tract, same being the east corner of a called 20.142 acre tract to Dean R. Henderson and Jeanie T. Henderson, (715/711) for an angle point of this;

**THENCE** continuing along said southwest line, common boundary with said 20.142 acre tract N 47°20'55" W a distance of 1248.49 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.

February 26, 2019

  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02104-EVE

