

TUMLINSON LAND SURVEYING

FIRM #10193858

1255 Millican Meadows Circle

College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

TRACT 2 - 10.46 ACRES

STATE OF TEXAS

COUNTY OF BURLESON

Being a 10.46 acre tract of land out of the Otis G. Eels Survey, Abstract No. 114, Burleson County, Texas and being out of and a part of that certain called 52.26 acre tract of land described to Bose Ikard LLC recorded in Document Number 2022-1182 of the Official Records of Burleson County, Texas, said 10.46 acres being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod with red cap found at the northwest corner of the above mentioned 52.26 acre tract, located at a northeast corner of a called 342.94 acre tract to MB Real Estate Investments LLC, (2021-34), also located on the south margin of County Road No. 321,

Thence along the north line of said 52.26, and along the south and western margin of said road N 62°47'58" E a distance of 416.31 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner and **POINT OF BEGINNING** of this,

THENCE continuing along said north line 52.26 acre tract the following courses and distances

-N 62°47'58" E a distance of 124.58 to a 5/8 inch iron rod found for reference,

-N 62°47'58" E a distance of 155.96 to a 1/2 inch iron rod with yellow cap found for an angle point,

(C1) With a curve to the right, having a radius of 525.00 feet, an arc length of 63.38 feet and a chord bearing N 66°15'29" E a distance of 63.353 feet to a 1/2 inch iron rod with yellow cap set for the northeast corner of this;

THENCE crossing said 52.26 acre tract S 22°23'15" E a distance of 1230.20 feet to a 1/2 inch iron rod with yellow cap set on the south line of said 52.26 acre tract, located on the north line of said 342.94 acre tract, for the southeast corner of this;

THENCE along the south line of said 52.26, common boundary with said 342.94 acre tract and generally along a fence line S 68°06'55" W a distance of 405.76 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this;

THENCE crossing said 52.26 acre tract N 19°23'50" W a distance of 1203.24 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.

March 9, 2022



Tyler Tumlinson

RPLS No. 6410

Firm #10193858

02806-GTA-TR2

