In Re: 17.315 Acres
A part of a called 149 Acre tract
Phillip B. Scott Survey
Abstract No. 213
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas, being a part of the Phillip B. Scott Survey, Abstract No. 213, being a part of a called 149 Acre tract conveyed from W.J. Alexander, Independent Executor of the Estate of H.R. Carroll to W.L. Surovik, et al by deed dated January 26, 1933 recorded in Volume 76, Page 230 of the Deed Records of Burleson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 8" wooden fence post on the southeast line of a called 95.60 Acre tract conveyed to John Unger, et al in Volume 541, Page 321, at the north corner of a called 126.00 Acre tract conveyed to the Vollentine Trust, for the common west corner of the said 149 Acre tract and of this tract;

THENCE N 57°07'52" E - 793.36' along the common line between the said 95.60 Acre tract and the said 149 Acre tract to a point within the Right-of-Way of County Road 205, for the north corner of this tract from which a found ½" iron rod for reference bears: S 57°07'52" W – 23.79';

THENCE continuing within the said County Road 205, crossing the said 149 Acre tract for division, for the following courses and distances:

S 14°32'21" E - 562.71' to a point for an exterior ell corner of this tract;
S 08°49'06" E - 157.65' to a point for an exterior ell corner of this tract;
S 02°20'32" E - 204.67' to a point for an interior ell corner of this tract;
S 04°57'49" E - 196.73' to a point for an interior ell corner of this tract;
S 05°57'44" E - 554.31' to a point for an interior ell corner of this tract;
S 09°29'46" E - 112.20' to a point for an exterior ell corner of this tract;
S 04°13'54" E - 109.65' to a point for an exterior ell corner of this tract;
S 00°00'00" W - 35.48' to a point at the east corner of the said 126.00 Acre tract, at the north corner of a called 41.96 Acre tract conveyed to Glenda Faust Smith in Volume 617, Page 807, on the southwest line of the said 149 Acre tract, for the south corner of this tract from which a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for reference bears: N 32°30'27" W – 38.95';

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THENCE N 32°30'27" W - 1751.65' along the common line between the said 126.00 Acre tract and the said 149 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 17.315 Acres of land of which 0.687 Acres lies within the said County Road 205.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 18th day of September, 2020.

Bradley L. Lipscomb, RPLS

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