

JOHN WILLIAM HEINE
REMAINDER OF A
CALLED 242 ACRES
VOL. 185 PGS. 197-199

JOE. G. MAREK
CALLED 36.61 ACRES
VOL. 185, PG. 197
as a LESS/HOWEVER

256113.88 sq ft
5.880 acres

N 51°34'52" E
141.97'

N 41°23'17" E
539.65'

S 39°01'38" E 432.60'

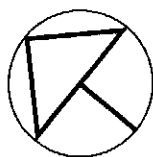
S 50°58'25" W 680.26'

344.30'
N 37°59'54" W
FARM-TO-MARKET ROAD
60
(80' R.O.W.)

POINT OF BEGINNING
N 38°56'58" W
141.61'

LEGEND

- | | |
|--------------------|----------------------|
| ● PROPERTY CORNER | ✦ LIGHT POLE |
| ⊕ POWER POLE | ⬠ FIRE HYDRANT |
| ⊞ ELECTRIC METER | ◇ GUY WIRE |
| ⊞ GAS METER | ⊞ TELEPHONE PEDISTAL |
| ⊞ WATER METER | ⊞ CABLE BOX |
| ⊞ WATER VALVE | ○ CLEANOUT |
| ○ SANITARY MANHOLE | ⊞ TRANSFORMER |
| ○ STORM MANHOLE | ● SEPTIC TANK |



NORTH

File name: 03268.DWG
Plot date: 05/07/03 at 07:49
Revised date: 05/15/03 at 07:00

0 200 400 600 Feet

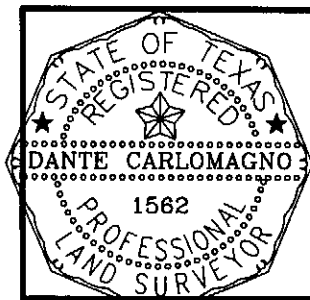
The bearing basis of this survey is concrete monuments and iron rods found along the existing right-of-way of Burleson County Road 423.

Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 481169 0200 B. Dated: January 18, 1989

All corners are represented by ● and are 5/8" iron rods set unless otherwise noted.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562



RICHARD HARRISON
VOLUME 185, PAGES 195-197, B.C.D.R.
5.880 ACRES
ANN BASS SURVEY, A-71
BURLESON COUNTY, TEXAS

THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

DRAWN BY: K.D. SCHILLER
DRAWING #: 03268

**METES AND BOUNDS DESCRIPTION
OF A 5.880 ACRE TRACT OF LAND
OUT OF THE
ANN BASS SURVEY, A-71
BURLESON COUNTY, TEXAS**

Being a tract of land containing 5.880 acres, out of and part of the Ann Bass Survey, A-71, also being out of and part of a called 242 acre tract owned by John William Heine as recorded in Volume 185, Pages 195-197 of the Burleson County Deed Records, the 5.880 acre tract being more particularly described as follows:

TO FIND the PLACE OF BEGINNING, COMMENCE at a **CONCRETE MONUMENT**, being along the southwest line of the said called 242 acre tract of land along the northeast right-of-way line of Farm to Market Road 60, a 80' right-of-way;

THENCE South 50°21'15" West, along the said southwest line and the said northeast right-of-way line, a distance of 141.61 feet to a 5/8" iron rod set for the **PLACE OF BEGINNING**, being the south corner of this 5.880 acre tract of land;

THENCE North 37°59'54" West, along the common line between this tract and the said northeast right-of-way, a distance of 344.30 feet to a 5/8" iron rod set, to be the west corner of this 5.880 acre tract of land, also being the south corner of a called 36.61 acre tract of land owned by Joe G. Marek, et ux as recorded in Volume 185, Page 197 as a less and however of the Burleson County Deed Records;

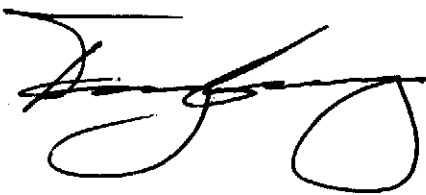
THENCE North 51°34'52" East, along the common line between this tract and the said called 36.61 acres tract of land, a distance of 141.97 feet to a 5/8" iron rod set for a northwest corner of this tract, also being a point set along the existing fence line;

THENCE North 41°23'17" East, continuing along the common line between this tract and the said called 36.61 acre tract of land, a distance of 539.65 feet to a 5/8" iron rod set, to be the north corner of this 5.880 acre tract of land;

THENCE South 39°01'38" East, severing said called 242 acre tract of land, a distance of 432.60 feet to a 5/8" iron rod set, to be the east corner of this 5.880 acre tract of land;

THENCE South 50°58'25" West, continue severing said called 242 acre tract of land, a distance of 680.26 feet to the **PLACE OF BEGINNING** containing 256113.88 square feet or 5.880 acres.

The bearing basis of this survey is concrete monuments and iron rods found along the existing right-of-way of Farm to Market Road 60.



Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
03268.doc
5/07/03

Revised 6/12/2003; Revised 06/12/2003