

**TUMLINSON LAND SURVEYING**

**FIRM #10193858**

**1255 Millican Meadows Circle  
College Station, Texas 77845**

**METES AND BOUNDS DESCRIPTION  
TRACT 1 - 10.45 ACRES**

**STATE OF TEXAS  
COUNTY OF BURLESON**

Being a 10.45 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 10.45 acres being more particularly described by metes and bounds as follows;

**BEGINNING** 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, for the northwest corner of this;

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

**THENCE** across said 52.26 acre tract S 19°23'50" E a distance of 1203.24 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 acre tract, with a northerly line of said 342.94 acre tract S 68°06'55" W a distance of 357.81 feet to a 5/8 inch iron rod found at the southwest corner of said 52.26 acre tract, being an ell corner of said 342.94 acre tract, for the southwest corner of this;

**THENCE** along the west line of said 52.26 acre tract, with an eastern line of said 342.94 acre tract, the following courses and distances:

N 21°57'58" W a distance of 779.00 feet to a 5/8 inch iron rod found for an angle point, and  
N 22°23'15" W a distance of 384.54 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 TR 1

