



## LEGAL DESCRIPTION

### **9.95 ACRE TRACT**

**Silver Springs Ranches**

**Lot 38**

**Burleson County, Texas**

Being a 9.95 acre tract of land, and being all of Lot 38 out of the Silver Springs Ranches, a subdivision located in Burleson County, Texas, recorded in Volume 1, Page 23, of the Map Book of Burleson County, Texas, said 9.95 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 3/8 inch iron rod found at a fence corner post at the southwest corner of the above mentioned Lot 38, located at the intersection of the north line of County Road No. 311, and the east line of County Road No. 360 (Silver Springs Road), for the southwest corner of this;

**THENCE** along the west line of said Lot 38, common boundary with said County Road No. 360, and along a fence line, N 32°56'45" W a distance of 741.11 feet to a 3/8 inch iron rod found at the northwest corner of said Lot 38, same being the southwest corner of Lot 37, for the northwest corner of this;

**THENCE** departing said road, along the north line of said Lot 38, common boundary with said Lot 37, and along a fence line, N 66°50'54" E a distance of 659.29 feet to a 1/2 inch iron rod with yellow cap set at a fence corner post at the northeast corner of said Lot 38, same being the southeast corner of said Lot 37, located on the west line of Lot 45, for the northeast corner of this;

**THENCE** along the east line of said Lot 38, common boundary with said Lot 45, and along a fence line, S 22°07'55" E a distance of 741.44 feet to a 3/8 inch iron rod found at a fence corner post at the southeast corner of said Lot 38, same being the southwest corner of said Lot 45, located on the north line of said County Road No. 311, for the southeast corner of this;

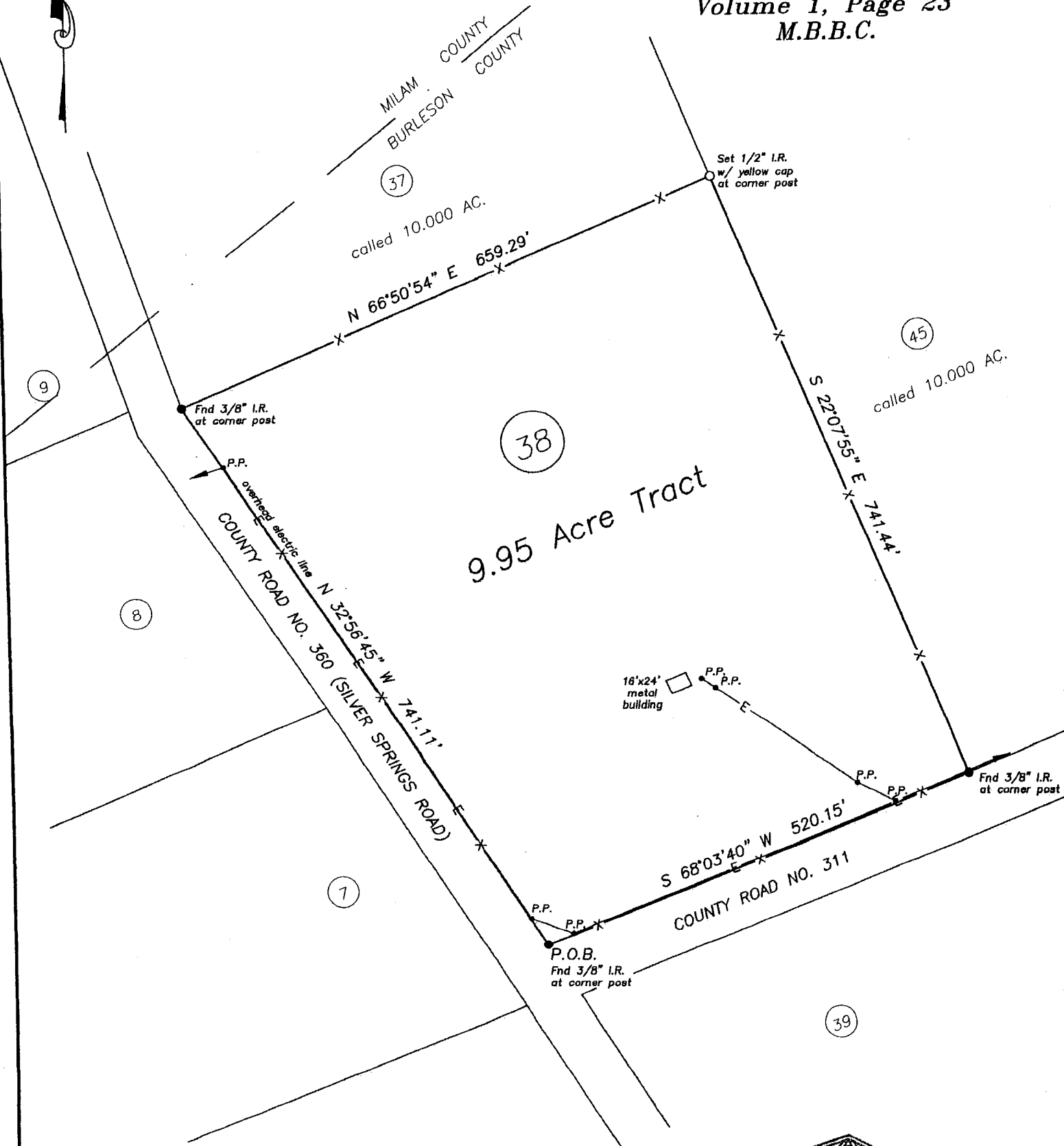
**THENCE** along the south line of said Lot 38, Common boundary with said County Road No. 311, and along a fence line S 68°03'40" W a distance of 520.15 feet to the **POINT OF BEGINNING**, in all containing **9.95** acres of land.

This survey was conducted using Global Positioning System (GPS) data, therefore all bearings are based off of True North.

This property is not located in the 100 year flood plain according to F.I.R.M. Map ID No. 48051C0100C

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor

**SILVER SPRINGS RANCHES  
SUBDIVISION LOCATED IN  
BURLESON COUNTY, TEXAS  
Volume 1, Page 23  
M.B.B.C.**



I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 25, 2014 on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, or ground level variations.





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MILAM COUNTY  
BURLESON COUNTY

called 10.000 AC.

N 66°50'54" E 659.29'

Set 1/2" I.R.  
w/ yellow cap  
at corner post

called 10.000 AC.

S 22°07'55" E 741.44'

9.95 Acre Tract

Fnd 3/8" I.R.  
at corner post

P.P.

overhead electric line N 32°56'45" W 741.11'  
COUNTY ROAD NO. 360 (SILVER SPRINGS ROAD)

16'x24'  
metal  
building

P.P.

P.P.

E

P.P.

P.P.

Fnd 3/8" I.R.  
at corner post

S 68°03'40" W 520.15'

COUNTY ROAD NO. 311

P.P.

P.P.

P.O.B.

Fnd 3/8" I.R.  
at corner post

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 25, 2014 on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, or other errors of any kind, and that the survey is correct and true.





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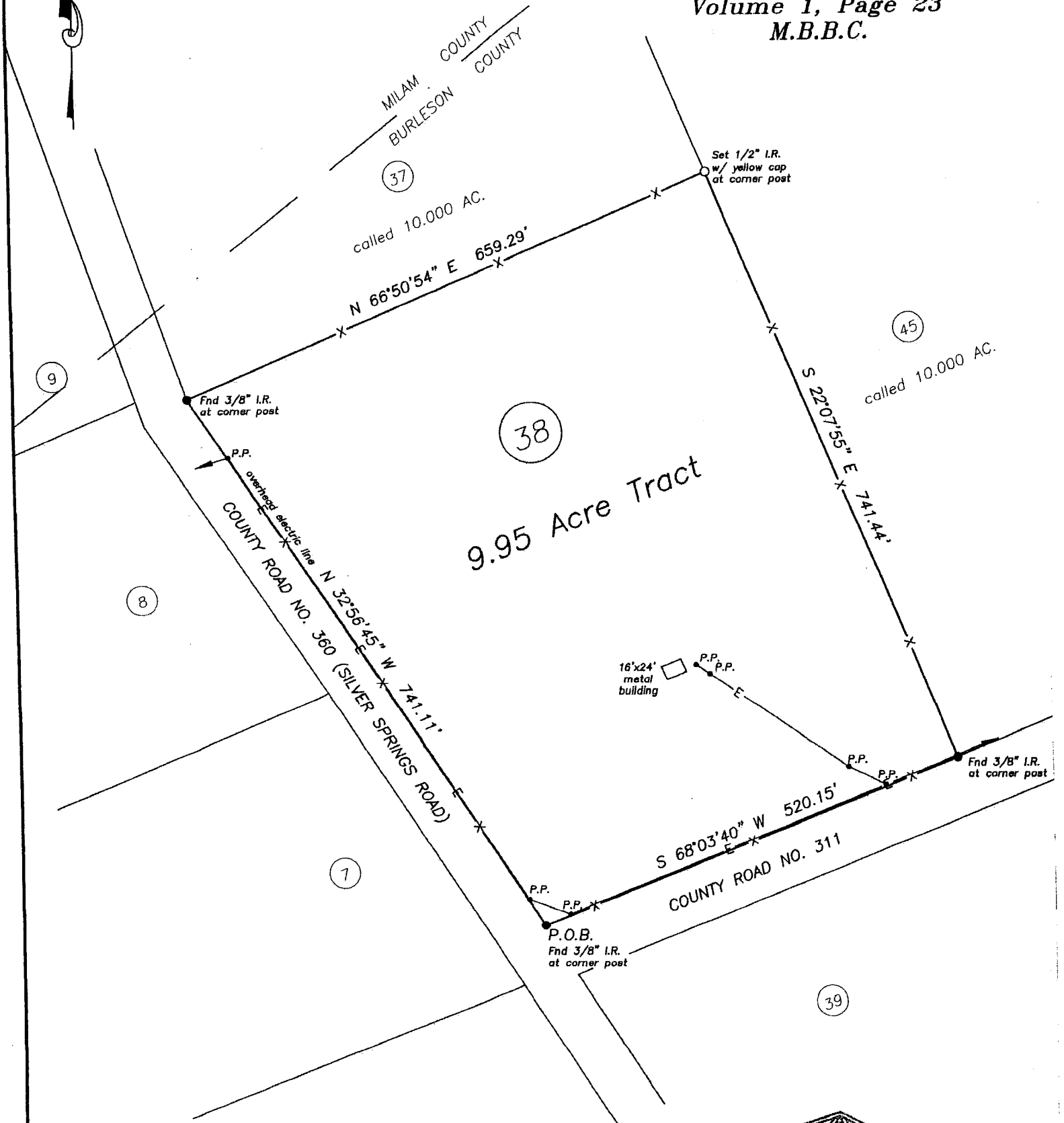
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