

## **LEGAL DESCRIPTION**

Being a 0.3535 acre tract of land out of the S. Gray Survey, Abstract No. 558, situated in the City of Burleson, Tarrant County, Texas, being a portion of a called 4.408 acre tract of land conveyed to Paul and Darlene Karmy by deed of record in Document Number D217286443 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4 inch iron rod found in the West right-of-way line of Village Creek Parkway, being the Southeast corner of Lot 3, Block 1 of Burleson Sam's Addition, a subdivision of record in Document Number D213279029 of the Plat Records of Tarrant County, Texas, and being the Northeast corner of said 4.408 acre tract;

**THENCE**, S00°27'44"E, along the West right-of-way line of Village Creek Parkway and the common East line of said 4.408 acre tract, a distance of 88.00 feet to a point from which a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the Southeast corner of said 4.408 acre tract bears S00°27'44"E, a distance of 129.92 feet;

**THENCE**, leaving the West right-of-way line of Village Creek Parkway, over and across said 4.408 acre tract, the following two (2) courses and distances:

1. N89°26'37"W, a distance of 175.00 feet;
2. N00°27'44"W, a distance of 88.00 feet to a point in the South line of said Lot 3 and the common North line of said 4.408 acre tract from which a 1/2 inch iron rod found at the Northwest corner of said 4.408 acre tract bears N89°26'37"W, a distance of 421.07 feet;

**THENCE**, S89°26'37"E, along the South line of said Lot 3 and the common North line of said 4.408 acre tract, a distance of 175.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.3535 of an acre (15,398 square feet) of land, more or less.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).