

LARRY HINTZ  
LOT 18 - PIN OAK FOREST SUBDIVISION  
2.92 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 2.92 acres, situated in Burleson County, Texas, being out of the Wm. Woodford Survey, Abstract No. 252, being Lot 18 of the Pin Oak Forest Subdivision (unrecorded subdivision), and being the same 2.929 acre tract described in a deed from Kenneth A. Baker, Trustee to Larry Hintz dated February 27, 2001, and recorded in Volume 542, Page 516 of the Official Public Records of Burleson County, Texas, said 2.92 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying in the division line between the Wm. Woodford Survey, A-252 and the B.F. Cody Survey, A-96, also being a Southeast line of the Blex Exchange III LP called 199.93 acre tract (Volume 691, Page 15, Official Public Records of Burleson County, Texas), the West corner of Lot 19 of Pin Oak Forest Subdivision, and the North corner of Lot 18 and the herein described tract;

THENCE departing said survey line, along the Southwest line of Lot 19, with the Northeast line of the herein described tract, S 44deg 19min 37sec E, 289.40 ft., to a found 1/2 inch iron rod, lying in the center of a cul-de-sac of a called 60 ft. wide road easement (providing ingress and egress to F.M. Highway 1361, a state maintained public road) (described in Volume 542, Page 516, Official Public Records of Burleson County, Texas), marking the South Corner of Lot 19, a deed angle for Lot 26 of said subdivision, and the East corner of Lot 18 and the herein described tract;

THENCE along the centerline of said road easement, and along a portion of the Northwest line of Lot 26, with the Southeast line of the herein described tract, S 38deg 09min 18sec W, 115.55 ft., to a found 1/2 inch iron rod, for deed angle; and, S 46deg 11min 17sec W, 68.70 ft., to a found 1/2 inch iron rod, marking the Westmost corner of the Lot 26, the Northwest corner of Lot 27 of said subdivision, and a deed angle for Lot 18 and the herein described tract;

THENCE continuing along the centerline of said road easement, and along a portion of the Northwest line of Lot 27, with the Southeast line of the herein described tract, S 20deg 38min 29sec W, 69.94 ft., to a found 1/2 inch iron rod, marking the Northeast corner of Lot 17 of said subdivision, and the Southeast corner of Lot 18 and the herein described tract;

THENCE departing the centerline of said road easement, along the North line of Lot 17, with the South line of the herein described tract, N 87deg 28min 58sec W, 457.09 ft., to a found 3/8 inch iron rod, near fence line, lying in the Southeast line of the aforementioned called 199.93 acre tract, also being the division line between the Wm. Woodford Survey, A-252 and the J. Ybarbo Survey, A-259, marking the North corner of Lot 15 of said subdivision, the Northwest corner of Lot 17, and the Southwest corner of Lot 18 and the herein described tract;

THENCE along a portion of the Southeast line of the called 199.93 acre tract, with the Northwest line of the herein described tract (and with said survey line), N 45deg 40min 05sec E (record bearing for the original called 2.929 acre tract, this line being the BASIS OF BEARING LINE for this survey), 559.27 ft., to the PLACE OF BEGINNING and containing 2.92 acres of land.

March 17, 2009  
W.O.#291452

Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

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the subject tract shown hereon does not appear to be within the 100-Year Flood Boundary according to the FEMA Flood Insurance Rate Map for Burleson County, Texas, Community-Panel No. 451169 0225 B, effective date January 18, 1983.

A 60 ft. wide road easement shown hereon (described 542/516 Q.P.R.B.C.) provides ingress and egress to M. Highway 1361, a state maintained public road. This plat is accompanied by metes and bounds description.

Scale 1" = 100'

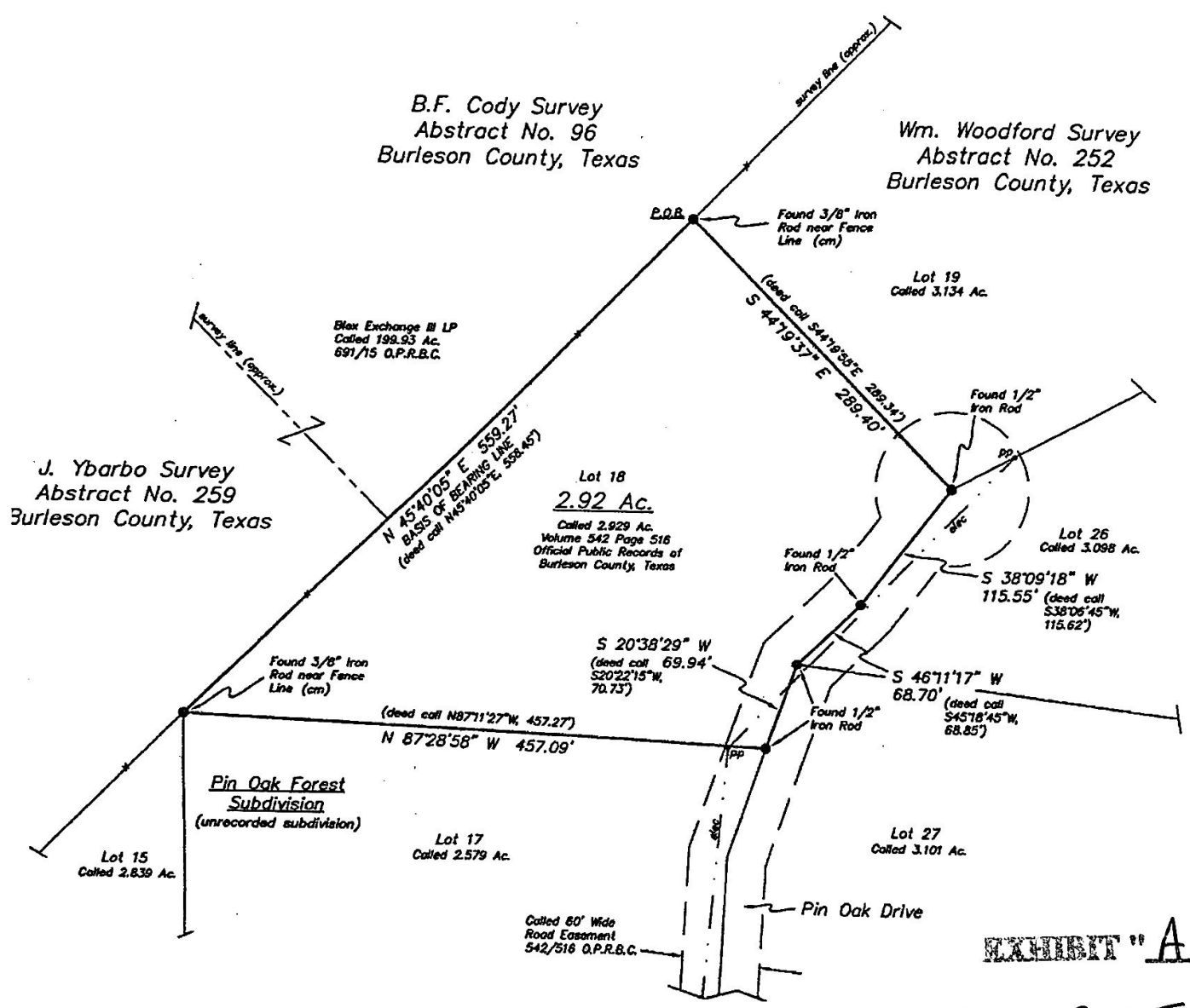



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Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon represents the results on an on the ground survey performed by me on March 17, 2009, and all corners are as shown. There are no conflicts or protrusions apparent on the ground except as shown. This survey was made without the benefit of a current title report which may indicate easements or other encumbrances of record not apparent on the ground.

*Michael J. Blakey*  
 Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935

W.O.#291452

Larry Hintz	
<b>Blakey Land Surveying</b>	
RPLS 4052	RPLS 6936
	
4850 Wilhelm Lane Burton, Texas 77836 (877) 289-3900	

Muzzy - Pledger & Associates, Inc. - Land Surveying  
J.E. Pledger & Associates - Consulting Engineering

PIN OAK FOREST SUBDIVISION

WESTMOST 60 FT. WIDE ROAD EASEMENT

ALL THAT TRACT OR PARCEL OF LAND situate in Burleson County, Texas out of the William Woodford Survey A-252, and being a portion of the tract of land called 96.155 acres in a deed to Kenneth Baker as recorded in Volume 281, Page 373 of the Burleson County Deed Records, more particularly described as follows:

COMMENCING at a set iron pin marking the intersection of the Northwest line of FM Highway 1361 with the division line between the S. H. Walker Survey A-253 and the William Woodford Survey A-252, said point also being the Southmost corner of the original tract called 96.155 acres;  
THENCE with the Northwest line of FM Highway 1361 N. 45° 56' 55" E, 374.87 ft. to a highway monument and N 45° 51' 33" E, 105.13 ft. to a set iron pin marking the Southmost corner and PLACE OF BEGINNING of the 60 ft. wide road easement herein described;

THENCE N 44° 08' 27" W, 106.21 ft. to a set iron pin;  
THENCE N 20° 45' 25" W, 241.62 ft. to a set iron pin;  
THENCE N 31° 10' 35" W, 46.79 ft. to a set iron pin;  
THENCE N 9° 57' 15" W, 69.64 ft. to a set iron pin;  
THENCE N 52° 14' 45" W, 70.22 ft. to a set iron pin;  
THENCE N 88° 12' 15" W, 177.46 ft. to a set iron pin;  
THENCE S 82° 58' 20" W, 181.44 ft. to a set iron pin marking the beginning of a cul de sac;

June 10, 1981  
W. O. #7267

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PIN OAK FOREST SUBDIVISION

WESTMOST 60 FT. WIDE ROAD EASEMENT (Continued)

THENCE with said cul de sac line, having a radius of 60.00 ft., an arc length of 215.97 ft., to a set iron pin;

THENCE N 40° 47' 45" W, 478.46 ft. to a set iron pin;

THENCE N 72° 26' 03" W, 410.16 ft. to a set iron pin marking the beginning of a cul de sac;

THENCE with said cul de sac line, having a radius of 60.00 ft., an arc length of 314.16 ft., to a set iron pin;

THENCE S 72° 26' 03" E, 379.34 ft. to a set iron pin;

THENCE N 9° 12' 15" W, 152.70 ft. to a set iron pin;

THENCE N 5° 44' 50" W, 122.39 ft. to a set iron pin;

THENCE N 4° 04' 45" E, 200.70 ft. to a set iron pin;

THENCE N 20° 22' 15" E, 171.66 ft. to a set iron pin;

THENCE N 45° 18' 45" E, 73.60 ft. to a set iron pin;

THENCE N 38° 06' 45" E, 61.77 ft. to a set iron pin marking the beginning of a cul de sac;

THENCE with said cul de sac line, having a radius of 60.00 ft., an arc length of 314.16 ft., to a set iron pin;

THENCE S 38° 06' 45" W, 65.55 ft. to a set iron pin;

THENCE S 45° 18' 45" W, 64.10 ft. to a set iron pin;

THENCE S 20° 22' 15" W, 149.80 ft. to a set iron pin;

THENCE S 4° 04' 45" W, 186.89 ft. to a set iron pin;

THENCE S 5° 44' 50" E, 116.00 ft. to a set iron pin;

THENCE S 9° 12' 15" E, 198.68 ft. to a set iron pin;

THENCE S 10° 47' 45" E, 495.94 ft. to a set iron pin in a cul de sac line;

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— Muzzy - Pledger & Associates, Inc. EXHIBIT "B" J.E. Pledger & Associates —

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PIN OAK FOREST SUBDIVISION

WESTMOST 60 FT. WIDE ROAD EASEMENT (Continued)

THENCE In a Southeasterly direction with said cul de sac line, having a radius of 60.00 ft., an arc length of 35.36 ft., to a set iron pin;

THENCE N 82° 58' 20" E, 186.11 ft. to a set iron pin;

THENCE S 88° 12' 15" E, 201.52 ft. to a set iron pin;

THENCE S 52° 14' 45" E, 112.90 ft. to a set iron pin;

THENCE S 9° 57' 15" E, 81.60 ft. to a set iron pin;

THENCE S 31° 10' 35" E, 41.03 ft. to a set iron pin;

THENCE S 20° 45' 25" E, 234.68 ft. to a set iron pin;

THENCE S 44° 08' 27" E, 93.79 ft. to a set iron pin in the Northwest line of F. M. Highway 1361;

THENCE with said highway line S 45° 51' 33" W, 60.00 ft. to the PLACE OF BEGINNING and containing 4.3576 acres of land.

June 10, 1981

W. O. #7267

*John E. Pledger* (111)  
John E. Pledger, III  
Registered Public Surveyor #2183

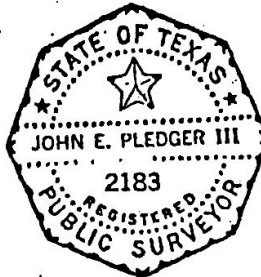


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