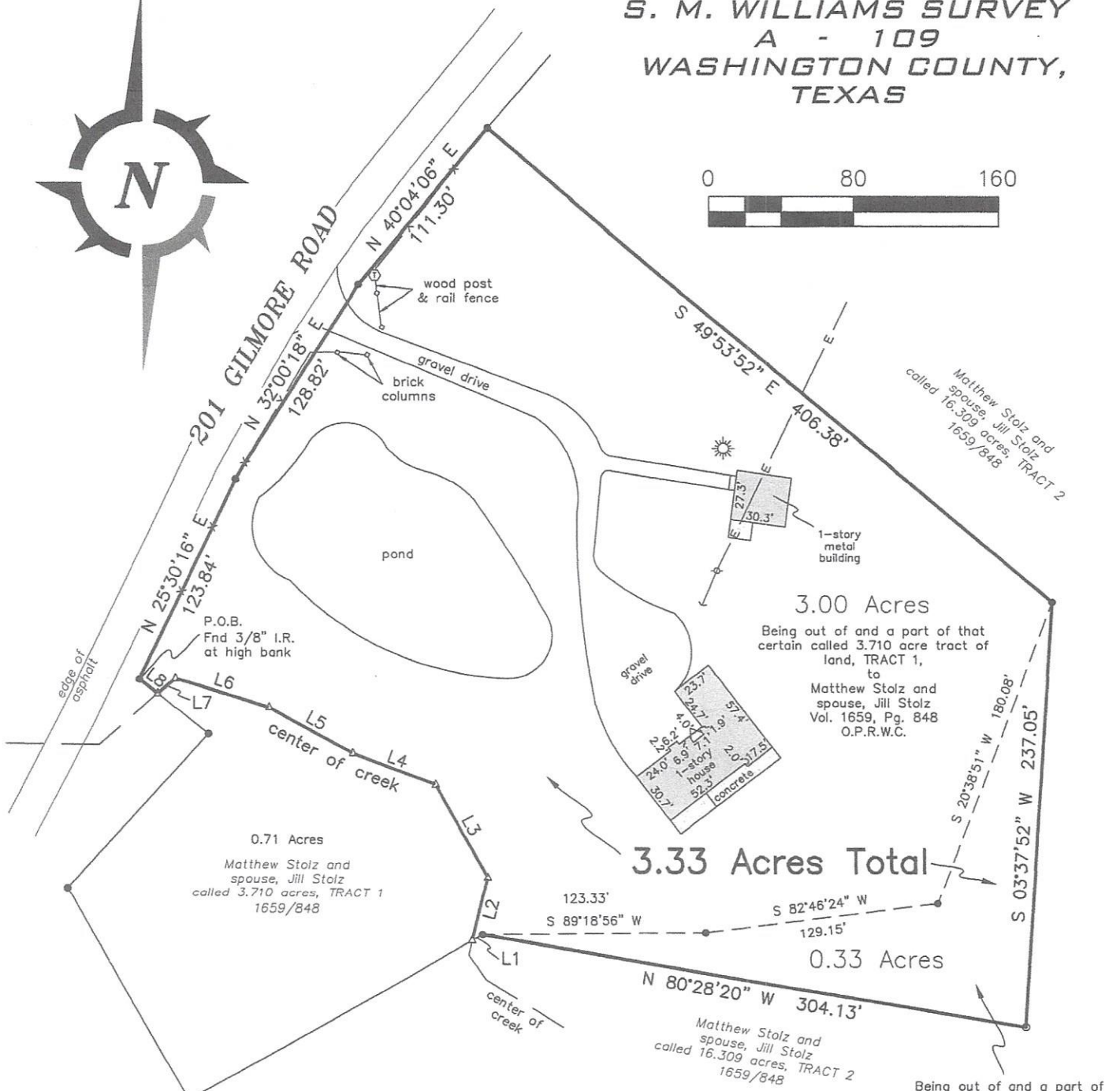
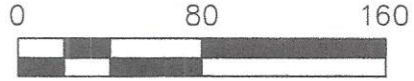


**S. M. WILLIAMS SURVEY  
A - 109  
WASHINGTON COUNTY,  
TEXAS**



0.71 Acres  
Matthew Stolz and  
spouse, Jill Stolz  
called 3.710 acres, TRACT 1  
1659/848

3.00 Acres  
Being out of and a part of that  
certain called 3.710 acre tract of  
land, TRACT 1,  
to  
Matthew Stolz and  
spouse, Jill Stolz  
Vol. 1659, Pg. 848  
O.P.R.W.C.

**3.33 Acres Total**

0.33 Acres

Matthew Stolz and  
spouse, Jill Stolz  
called 16.309 acres, TRACT 2  
1659/848

Being out of and a part of  
that certain called 16.309 acre  
tract of land, TRACT 2  
to  
Matthew Stolz and spouse,  
Jill Stolz  
Vol. 1659, Pg. 848  
O.P.R.W.C.

LINE	BEARING	DISTANCE
L1	S 60°22'25" W	6.57'
L2	N 13°43'48" E	36.25'
L3	N 28°54'05" W	59.40'
L4	N 69°05'43" W	48.87'
L5	N 61°22'48" W	52.52'
L6	N 72°57'36" W	54.11'
L7	S 48°56'59" W	12.96'
L8	N 51°48'51" W	12.78'

This survey was prepared with Botts  
Title Company commitment for title  
file no. WA-19-258.

The following easement does not  
apply:

f. Texas Power and Light Co.  
114/469

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon, and is correct; and that I have observed no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown hereon; and that said property has access to and from a dedicated roadway, except as shown hereon.

**LEGEND**

- These standard symbols will be found in the drawing.
- Found 1/2" iron rod w/orange cap, except as noted
  - Set 1/2" iron rod w/yellow cap
  - △ Calculated point in approximate centerline of creek
  - ☀ water well
  - Ⓢ telephone pedestal
  - + guy wire
  - ⊙ power pole
  - E - overhead electric line
  - X - barbed wire fence
  - P.O.B. Point of Beginning



## METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF WASHINGTON

Being a 3.33 acre tract of land out of the S. M. Williams Survey, Abstract No. 109, Washington County, Texas, and being out of and a part of that certain called 3.710 acre tract of land, TRACT 1, also being out of and a part of that certain called 16.309 acre tract of land, TRACT 2, described to Matthew Stolz and spouse, Jill Stolz, recorded in Volume 1659, Page 848 of the Official Public Records of Washington County, Texas, said 3.33 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 iron rod with orange cap found at the north corner of the above mentioned 3.710 acre tract, same being the most northerly west corner of a called 16.309 acre tract of land, TRACT 2, described to Matthew Stolz and spouse, Jill Stolz (1659/848), located on the southeast line of Gilmore Road for the north corner of this;

**THENCE** departing said road along the northeast and southeast lines of said 3.710 acre tract, common boundary with said 16.309 acre tract, S 49°53'52" E a distance of 406.38 feet to a 1/2 inch iron rod found, bent, at the northeast corner of said 3.710 acre tract, being an interior corner of said 16.309 acre tract, for the northeast corner of this;

**THENCE** crossing said 16.309 acre tract the following courses and distances:

-S 03°37'52" W a distance of 237.05 feet to a 1/2 inch iron rod with yellow cap set for the southeast corner of this, and

- N 80°28'20" W a distance of 304.13 feet to a 1/2 inch iron rod with orange cap found at an angle point on the south line of said 3.710 acre tract, being an angle point on the northerly line of said 16.309 acre tract, for an angle point of this;

**THENCE** along the south line of said 3.710 acre tract, common boundary with said 16.309 acre tract S 60°22'25" W a distance of 6.57 feet to a calculated point in the approximate centerline of a creek, located on the common line between said 3.710 acre tract and said 16.309 acre tract for a southwest corner of this;

**THENCE** crossing said 3.710 acre tract along the approximate centerline of said creek, the following courses and distances:

- N 13°43'48" E a distance of 36.25 feet to a calculated point for an angle point,

- N 28°54'05" W a distance of 59.40 feet to a calculated point for an angle point,

- N 69°05'43" W a distance of 48.87 feet to a calculated point for an angle point,

- N 61°22'48" W a distance of 52.52 feet to a calculated point for an angle point,

- N 72°57'36" W a distance of 54.11 feet to a calculated point for an angle point,

- S 48°56'59" W a distance of 12.96 feet to a calculated point in the approximate centerline of said creek, located on the northwest line of said 3.710 acre tract for an angle point of this;

**THENCE** continuing along the northwest line of said 3.710 acre tract, N 51°48'51" W a distance of 12.78 feet to a 3/8 inch iron rod found at the high bank of said creek, located in the southeast line of said road for the west corner of this;




**THENCE** continuing along the northwest line of said 3.710 acre tract with the southeast line of said road, the following courses and distances:

- N 25°30'16" E a distance of 123.84 feet to a 1/2 inch iron rod with orange cap found at an angle point,
- N 32°00'18" E a distance of 128.82 feet to a 1/2 inch iron rod with orange cap found at an angle point,
- N 40°04'06" E a distance of 111.30 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on the 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.

September 13, 2019

  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
01976-MEA

