



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF WASHINGTON

Being a 2.36 acre tract of land out of the I. Jackson Survey, Abstract No. 65, Washington County, Texas, and being all that certain called 2.3570 acre tract of land described to Connie Newcomb Trust, recorded in Volume 1694, Page 404 of the Official Records of Washington County, Texas, said 2.36 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the southeast corner of the above mentioned 2.3570 acre tract, located at the southwest corner of a called 3.6785 acre tract to Feusse Irrevocable Trust, (1647/239), located on the north line of a called 4.000 acre tract to Mark Kettler, (386/695), for the southeast corner of this;

THENCE along south line of said 2.3570 acre tract, common boundary with said 4.000 acre tract, S 72°08'25" W a distance of 170.91 feet to a 3/8 inch iron rod found at the southwest corner of said 2.3570 acre tract, located at the northwest corner of said 4.000 acre tract, also located on the east margin of Ellerman Road, for the southwest corner of this;

THENCE along the west and north lines of said 2.3570 acre tract, and along the east margin of said road the following courses and distances:

N 03°25'42" W a distance of 472.46 feet to a 1/2 inch iron rod found for an angle point,
N 10°50'05" E a distance of 119.31 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 50°42'28" E a distance of 86.53 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
N 73°18'52" E a distance of 84.89 feet to a 1/2 inch iron rod found at the northeast corner of said 2.3570 acre tract, located at the northwest corner of said 3.6785 acre tract, for the northeast corner of this;

THENCE along the east line of said 2.3570 acre tract, common boundary with said 3.6785 acre tract S 01°52'50" E a distance of 615.88 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

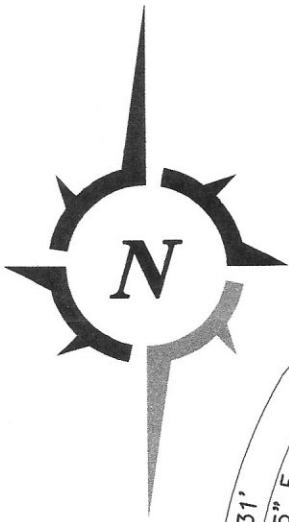
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

December 30, 2020

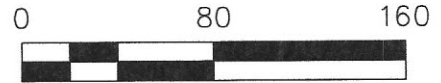
A handwritten signature in black ink, appearing to read "Tyler Tumlinson", written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02423-HOO





**I. JACKSON SURVEY
A - 65
WASHINGTON COUNTY, TEXAS**



2.36 Acre Tract

Being all that certain
called 2.3570 acre
tract of land
to
Connie Newcomb Trust
Vol. 1694, Page 404
O.R.W.C.

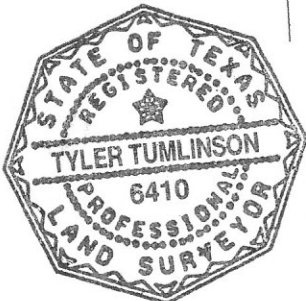
Feusse Irrevocable
Trust
called 3.6785 acres
1647/239

LEGEND

These standard symbols will
be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/yellow cap
- x — wire fence

edge of road



**TUMLINSON
LAND SURVEYING**

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

**BOUNDARY AND IMPROVEMENT SURVEY
OF A 2.36 ACRE TRACT OF LAND OUT OF THE I. JACKSON
SURVEY, A-65, WASHINGTON COUNTY, TEXAS.**

Surveyed for: Kevin Hoot

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.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

Tyler Tumlinson, R.P.L.S. No 6410

December 30, 2020

PROJECT:	02423-H00
DATE:	12-30-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

