

C. BENTON SURVEY  
A - 16  
AUSTIN COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 12°09'01" W	43.83'
L2	S 01°28'48" E	69.00'
L3	S 62°08'23" W	88.90'
L4	S 44°15'35" W	119.90'
L5	S 58°34'57" W	73.16'
L6	S 45°48'24" W	51.94'
L7	S 13°54'05" W	126.26'
L8	S 02°18'51" E	50.47'
L9	S 47°04'13" W	56.82'
L10	S 34°58'32" W	47.93'
L11	S 78°07'40" W	48.52'
L12	S 59°00'13" W	50.19'
L13	S 22°37'10" E	69.61'
L14	S 25°27'38" W	30.95'

LEGEND

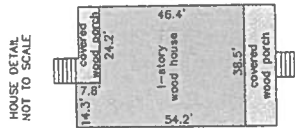
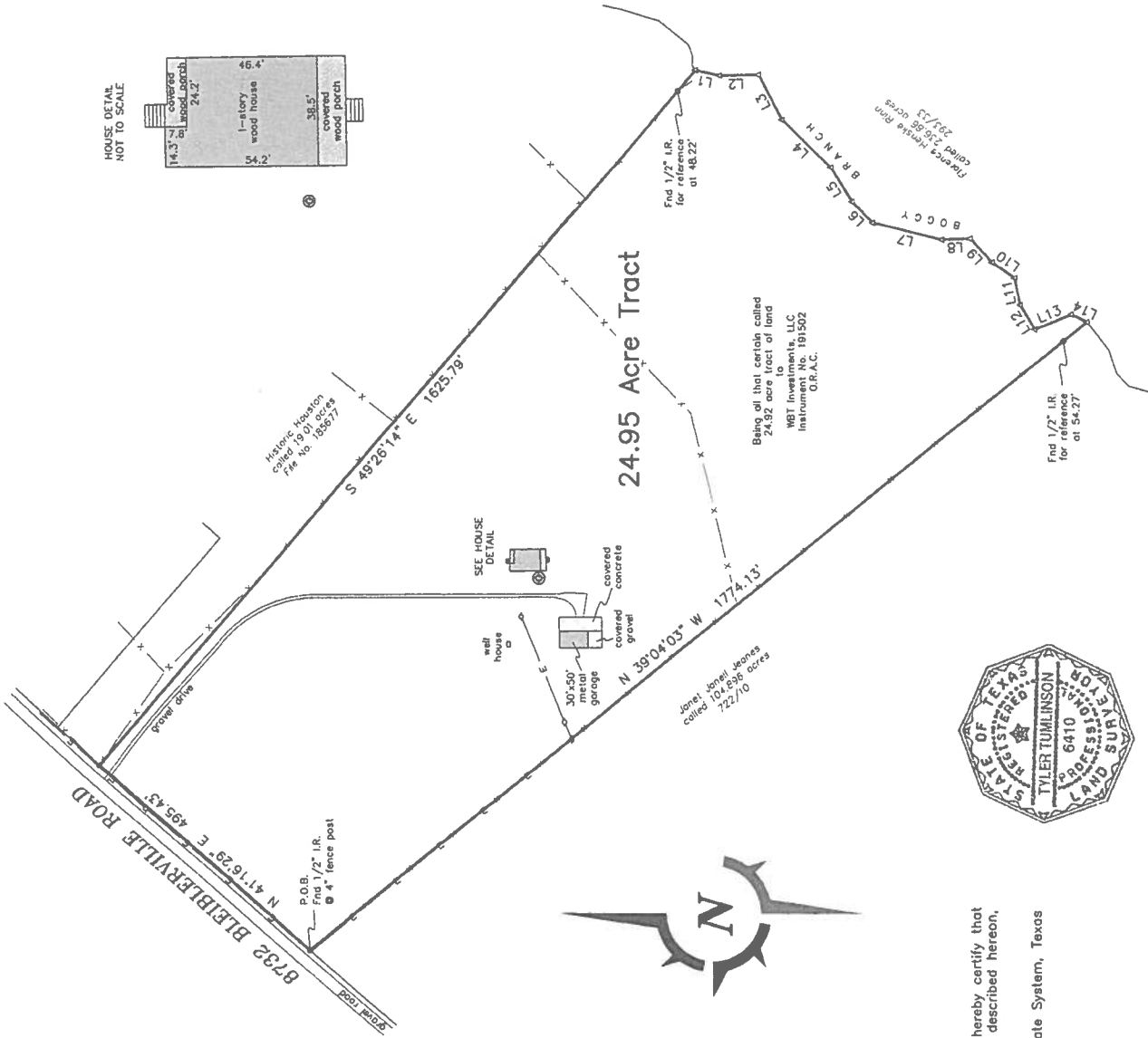
- These standard symbols will be found in the drawing:
- Found 1/2" iron rod
  - ▲ Calculated point in approx. centerline of creek
  - ⊙ underground propane tank
  - ⊕ power pole
  - E — overhead electric line
  - X — barbed wire fence
  - P.O.B. Point of Beginning
  - O.R.A.C. Official Records of Austin County, Texas

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.

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

*(Signature)*

Tyler Tumlinson, R.P.L.S. No. 6410 February 17, 2020



BOUNDARY PARTITION SURVEY  
OF A 24.95 ACRE TRACT OF LAND OUT OF THE  
C. BENTON SURVEY, A-16, AUSTIN COUNTY, TEXAS.  
SURVEYED FOR: Dan Newman and Shannon Newman

**TUMLINSON**  
LAND SURVEYING  
1015 HOLT STREET  
COLLEGE STATION, TEXAS 77840  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193658

PROJECT: 02132-NEW  
DATE: 02-17-2020  
SURVEYOR: T. TUMLINSON  
DRAWN BY: T. CHARANZA  
FIELDBOOK: SEE FILE



## METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF AUSTIN

Being a 24.95 acre tract of land out of the C. Benton Survey, Abstract No. 16, Austin County, Texas, and being all that certain called 24.92 acre tract of land described to WBT Investments, LLC, recorded in Instrument No. 191502 of the Official Records of Austin County, Texas, said 24.95 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod found at a 4 inch fence post at the west corner of the above mentioned 24.92 acre tract, same being the north corner of a called 104.896 acre tract of land described to Janet Janell Jeanes (722/10), located in the southeast margin of Bleiberville Road for the west corner of this;

**THENCE** along the northwest line of said 24.92 acre tract with the southeast margin of said road, N 41°16'29" E a distance of 495.43 feet to a 1/2 inch iron rod found at a 4 inch fence post at the north corner of said 24.92 acre tract, same being the west corner of a called 19.01 acre tract of land described to Historic Houston (File No. 185677), for the north corner of this;

**THENCE** departing said road along the northeast line of said 24.92 acre tract, common boundary with said 19.01 acre tract, S 49°26'14" E, passing a 1/2 inch iron rod found for reference at 1577.57 feet, and continuing for a total distance of 1625.79 feet to a calculated point in the approximate centerline of Boggy Branch at the east corner of said 24.92 acre tract, same being the south corner of said 19.01 acre tract, located on the northwest line of a called 236.86 acre tract of land described to Florence Henske Rinn (293/33), for the east corner of this;

**THENCE** along the southeast line of said 24.92 acre tract with the approximate centerline of said Branch, common boundary with said 236.86 acre tract, the following courses and distances:

- S 12°09'01" W a distance of 43.83 feet to a calculated point,
- S 01°28'48" E a distance of 69.00 feet to a calculated point,
- S 62°08'23" W a distance of 88.90 feet to a calculated point,
- S 44°15'35" W a distance of 119.90 feet to a calculated point,
- S 58°34'57" W a distance of 73.16 feet to a calculated point,
- S 45°48'24" W a distance of 51.94 feet to a calculated point,
- S 13°54'05" W a distance of 126.26 feet to a calculated point,
- S 02°18'51" E a distance of 50.47 feet to a calculated point,
- S 47°04'13" W a distance of 56.82 feet to a calculated point,
- S 34°58'32" W a distance of 47.93 feet to a calculated point,
- S 78°07'40" W a distance of 48.52 feet to a calculated point,
- S 59°00'13" W a distance of 50.19 feet to a calculated point,
- S 22°37'10" E a distance of 69.61 feet to a calculated point,
- S 25°27'38" W a distance of 30.95 feet to a calculated point at the south corner of said 24.92 acre tract, same being the east corner of said 104.896 acre tract, located on the northwest line of said 236.86 acre tract, for the south corner of this;




**THENCE** departing said Branch along the southwest line of said 24.92 acre tract, common boundary with said 104.896 acre tract, N 39°04'03" W, passing a 1/2 inch iron rod found for reference at 54.27 feet, and continuing for a total distance of 1774.13 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on the State Plane Coordinate System, Texas South 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.

February 17, 2020

  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02132-NEW

