



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS

COUNTY OF WASHINGTON

Being a 8.25 acre tract of land out of the Isaac Jackson League, Abstract No. 65, Washington County, Texas and being out of and a part of that certain called 75.77 acre tract of land described to Lois Holle, et vir, recorded in Volume 278, Page 323 of the Deed Records of Washington County, Texas, and also being out of and a part of that certain called 19.28 acre tract of land described to Waldo Holle, recorded in Volume 518, Page 779 of the Deed Records of Washington County, Texas, said 8.25 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with yellow cap found at the northeast corner of the above mentioned 75.77 acre tract, located at the southeast corner of a called 3.5126 acre tract to Samantha Medve, (1723/357), also located on the west margin of Ellerman Road, for the easterly northeast corner of this;

THENCE along the east line of said 75.77 acre tract, and with the west margin of said road S 01°41'15" E a distance of 485.15 feet to a 1/2 inch iron rod with yellow cap set for the southeast corner of this;

THENCE crossing said 75.77 acre tract and said 19.28 acre tract the following courses and distances:

N 59°28'26" W a distance of 221.54 feet to a 1/2 inch iron rod with yellow cap set for and angle point,
N 53°08'30" W a distance of 439.06 feet to a 1/2 inch iron rod with yellow cap set for and angle point,
N 55°59'33" W a distance of 172.39 feet to a 1/2 inch iron rod with yellow cap set for and angle point,
N 48°22'36" W a distance of 270.13 feet to a 1/2 inch iron rod with yellow cap set for and angle point, and
N 38°15'58" W a distance of 279.96 feet to a 1/2 inch iron rod with yellow cap set on the north line of said 19.28 acre tract, also located on the south line of a called 16.28 acre tract to Elvera Schroeder, (518/768), for the northwest corner of this;

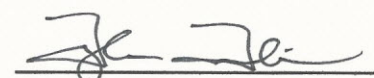
THENCE along the north line of said 19.28 acre tract, common boundary with said 16.28 acre tract N 89°25'36" E a distance of 644.08 feet to a 1/2 inch iron rod found at the northeast corner of said 19.28 acre tract, also located at the northwest corner of said 3.5126 acre tract, for the northerly northeast corner of this;

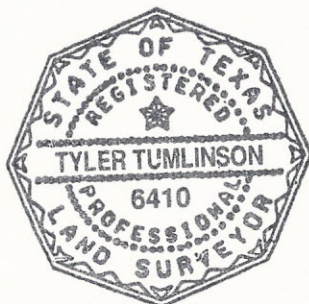
THENCE along the east line of said 19.28 acre tract, common boundary with said 3.5126 acre tract, S 03°04'21" E a distance of 415.63 feet to a 1/2 inch iron rod found at the southeast corner of said 19.28 acre tract, also located at the southwest corner of said 3.5126 acre tract, also located on the north line of said 75.77 acre tract, for an interior corner of this;

THENCE along the north line of said 75.77 acre tract, common boundary with said 3.5126 acre tract N 86°35'55" E a distance of 380.40 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.
August 13, 2020

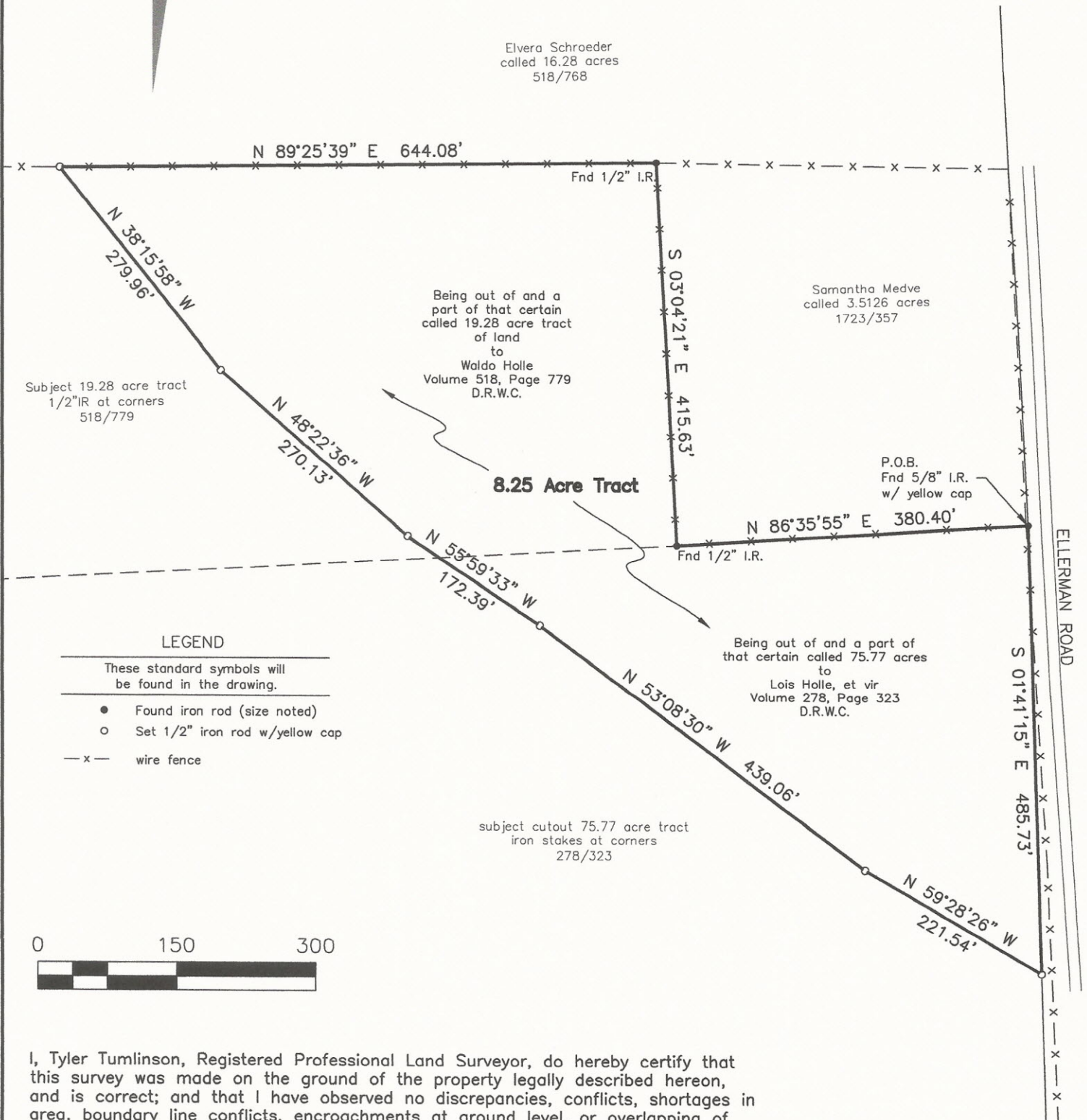

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02293-MED





ISAAC JACKSON LEAGUE
A - 65
WASHINGTON COUNTY,
TEXAS

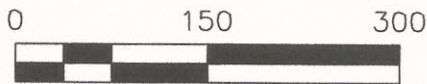
Elvera Schroeder
called 16.28 acres
518/768



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



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

August 13, 2020



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 8.25 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON
LEAGUE, A-65, WASHINGTON COUNTY, TEXAS.

Surveyed for: Samantha Medve

PROJECT:	02293-MED
DATE:	8-13-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file