

S. F. AUSTIN SURVEY
A - 8
WASHINGTON COUNTY, TEXAS



SPREEN ROAD

P.O.B.

N 02°13'07" W 230.96'

Edward Hendricks and
spouse, Jo Lynn Hendricks
called 11.00 acres
1457/441

N 74°11'20" E 835.85'

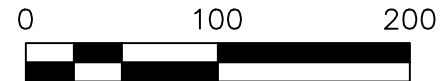
5.00 Acre Tract

Being out of and a part of that
certain called 26.94 acre tract of land
to
Donald R. Jablonowski and
wife, Diane M. Jablonowski
Volume 1652, Page 871
O.P.R.W.C.

S 18°27'22" W 407.02'

S 83°47'47" W 670.35'

Donald R. Jablonowski and
wife, Diane M. Jablonowski
called 26.94 acres
1652/871



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

September 8, 2020

EASEMENTS

This survey was prepared with Batts Title Company Commitment for Title File No. WA-20-379.

The following easements apply:

- g. Northeast Washington County Water Supply Corp. 411/902 (blanket type)
- i. Bluebonnet Electric Coop., Inc. 1676/759 (blanket type)

LEGEND

These standard symbols will be found in the drawing.

- Found 1/2" iron rod
- Set 1/2" iron rod w/yellow cap marked "TLS 6410"
- P.O.B. Point of Beginning
- O.P.R.W.C. Official Public Records of Washington County, Texas

PROJECT:	02327-MAR
DATE:	09-08-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. CHARANZA
FIELDBOOK:	see file

BOUNDARY AND IMPROVEMENT SURVEY
OF A 5.00 ACRE TRACT OF LAND OUT OF THE S. F. AUSTIN
SURVEY, A-8, WASHINGTON COUNTY, TEXAS.

Surveyed for: Kimberly Martin

**TUMLINSON
LAND SURVEYING**

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